51 E Main St.
American Fork, UT 84003
Phone: 801-763-3000
americanfork.gov

AMERICAN FORK CITY
AMENDED NOTICE OF PUBLIC HEARING
PLANNING COMMISSION REGULAR SESSION
September 7th, 2022
7:00 p.m.

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 7th at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION
Pledge of Allegiance
Roll call.

COMMON CONSENT AGENDA
(Common Consent is that class of Council action that requires no further discussion or which is routine in nature.
All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)
1. Approval of the August 17, 2022, Planning Commission minutes.

PUBLIC HEARINGS

1. Public hearing and recommendation of American Fork General Plan to adopt the American Fork Moderate Income Housing Plan as a component of the General Plan.
2. Public hearing and recommendation of a code text amendment to Section 17.7.503, titled Planned Unit Developments – Conservation Subdivision Project amending the lot size requirements for corner lots.

3. Public hearing and recommendation of a Final Plat for Stonecreek Plat K, requesting approval for 55 lots in Plat K of the overall Stonecreek Development, located in the area of 1000 South 380 West, in the PR 3.0 Zone
4. Public hearing and recommendation of a code text amendment to Sections 15.16.250, 15.16.260 and 15.16.270 within the Floodplain Management Title related to construction within flood hazard areas and enforcement of the amendment.
5. Public hearing and recommendation of a code text amendment to Section 15.01.140, titled Sewage System amending the elevation drop in a manhole.
6. Public hearing and recommendation of a code text amendment to Section 15.01.610.C, titled Manholes amending the elevation drop in a manhole.
7. Public hearing and recommendation of a code text amendment to Section 15.01.100, titled Streets and Standard Drawing 15.7 (Section 15.01.1430) amending various elements related to dead end streets and dwelling units on a single access.
8. Public hearing and recommendation of a code text amendment to Section 15.01.100, titled Streets amending various elements related to subdivision connection to public streets and adjacent properties and creating Standard Drawing No. 15.7b (Section 15.01.1435) consistent with the amendments.

ACTION ITEMS

1. Hearing, review, and action on site plan for the Mira Vista Development, seeking a recommendation of approval for a 21-unit development, located in the area of 530 South 1040 East, in the R3-7500 Zone.
2. Review and action on a residential accessory structure over 1,000 square feet requesting Planning Commission approval located in the area of 154 North and 100 West, in the R4-7500 Zone.*

ADJOURNMENT

Dated this 24th day of August, 2022.

John H. Woffinden, P.G.
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commissioners, public and staff

*Amended item

AMERICAN FORK CITY **MEETING DATE:** September 7th, 2022
PLANNING COMMISSION **DEPARTMENT:** Development Services

AGENDA TOPIC: Public hearing and recommendation of American Fork General Plan to adopt the American Fork Moderate Income Housing Plan as a component of the General Plan.

Background

The Utah State Legislature requires all cities above a certain size to include a moderate-income housing element within their general plan. The inclusion of this element demonstrates that the jurisdiction desires to create an opportunity for a variety of housing in order "to meet the needs of people of various income levels living, working, or desiring to live or work in the community" while also allowing "people of various incomes to benefit from and fully participate in all aspects of neighborhood and community life."

Staff has prepared a draft moderate-income plan which fits with the overall future direction of the City, and has selected 7 strategies outlined in the Utah State Code which they believe meets with the future vision for American Fork, and to promote moderate-income housing throughout the community through sustainable development and community partnerships.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the amendment to the American Fork General Plan, and to adopt the American Fork Moderate Income Housing Plan as a component of the General Plan.

DENIAL

Mr. Chairman, I move that we recommend denial of the General Plan Amendment.

TABLE

Mr. Chairman, I move that we table action on the General Plan Amendment, and instruct staff to_____.

AMERICAN FORK 18 53

MODERATE-INCOME HOUSING PLAN

The American Fork Moderate-Income Housing Plan was adopted on _____ 2022

Table of Contents

Acknowledgements	2
Executive Summary	3
What is a Housing Plan?	4
Why Does American Fork Need a Housing Plan?	4
Population Growth	5
Median Household Income	6
Housing Unit Types - Owner/Renter Occupied	7
Vacancy Status	7
Beyond Affordability	8
Plan Implementation	9
Seven Strategies for MIHP	10
Implementation Strategy	11

Acknowledgements

Mayor Bradley J. Frost

David Bunker, City Administrator

City Council

Staci Carroll
Robert Shelton
Kevin Barnes
Clark Taylor
Ryan Hunter

Planning & Zoning Commission

John Woffinden
Christine Anderson
Harold Dudley
Jenny Peay
Bruce Frandsen
Christ Christensen
Rodney Martin
David Bird

Development Services Department

Patrick O'Brien, Development Services Director
Travis Van Ekelenburg, Senior Planner
Cody Opperman, Planner
Melissa White, Department Administrative Assistant

Executive Summary

American Fork is a growing community in Northern Utah County, at the foot of Mount Timpanogos, in the Wasatch Range. It has a current population more than 34,000 residents within its 10 square miles. The City has experienced significant growth in recent years, and has grown from the small-town that it once was, to a larger community with a great mix of retail and commercial development to support its expanding population. As a community, American Fork provides an excellent quality of life with a variety of city services to enhance the lives of its residents, which includes the American Fork City Library, Fitness Center, and a diverse network of parks and trails throughout the community.

In 2020, American Fork's median income level reached $78,690 for households. Comparing the 2020 median household income with Utah County's 2020 area median income (AMI) we can see how many households are in the categories of ≤30%, ≤50%, ≤80%, and >80% AMI for a four-person family. Most American Fork households are in the >80% AMI, but it is still important to provide housing options for individuals that are in the remaining AMI percentages. By providing a diversity of housing options for all AMI categories generates a sense of inclusion for American Fork City residents.

American Fork (2020) is predominantly long term natured, meaning that most residents are staying in the city and owning their home. There are a total of 9,562 housing units. Out of that total 6,833 units (71.4%) are owner occupied and 2,421 (25.3%) units are renter occupied. Vacancy takes the remaining units for a total of 308 (3.2%).

Seven policies will be implemented that will guide American Fork to build better neighborhoods and provide positive future growth for the City. Additionally, the policies will focus on providing a way for residents to live a more pedestrian like lifestyle when they live near major transit corridors.

What is a Housing Plan?

A Housing Plan is a set of documents that address the housing goals for a city. The document contains a set of detailed policies that are chosen to respond to the specific housing needs of the city, for its current and future residents. These needs are further assessed and prioritized to identify and develop practical strategies that can be implemented to guide future decisions by City staff and elected officials to meet and achieve specific goals.

The purpose of a Moderate-Income Housing Plan is to understand and generate housing needs for the citizens of American Fork. Compiling current moderate-income populations, current housing stocks, and current available data will give a better understanding on the type of targeted Area Median Incomes (AMI) that American Fork will need to focus on and what's currently in the City's housing supply/demand. Using the most current and available data for the targeted AMI and current housing supply/demand we can then focus our needs better for the residents of American Fork

Why Does American Fork Need a Housing Plan?

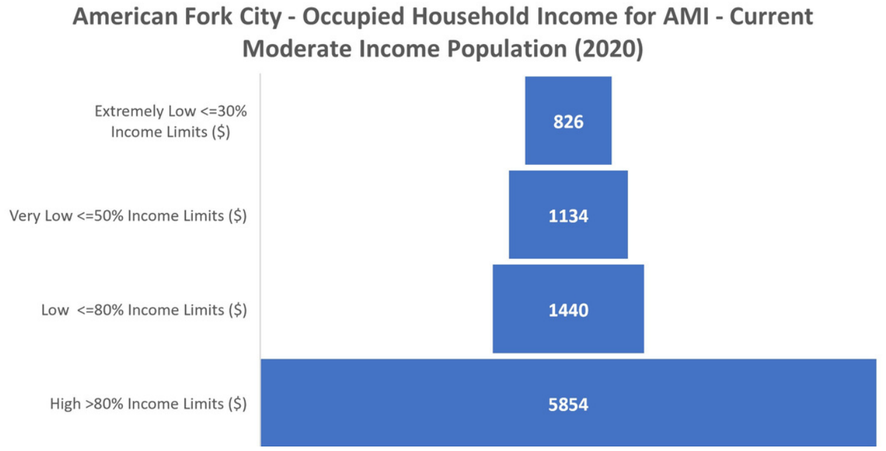
The City needs to update housing polices to meet the current and future housing needs of its residents. American Fork is expected to experience significant growth in the next 20 years, and the City must be able to provide for this future growth in a strategic and sustainable manner. The Wasatch Front Regional Council has prepared growth models that indicate American Fork will grow by an average of 780 new residents each year from now until 2050. By planning for growth, the City can make proactive and thoughtful policy decisions to ensure that American Fork maximizes the opportunities that growth provides, while mitigating its negative impacts.

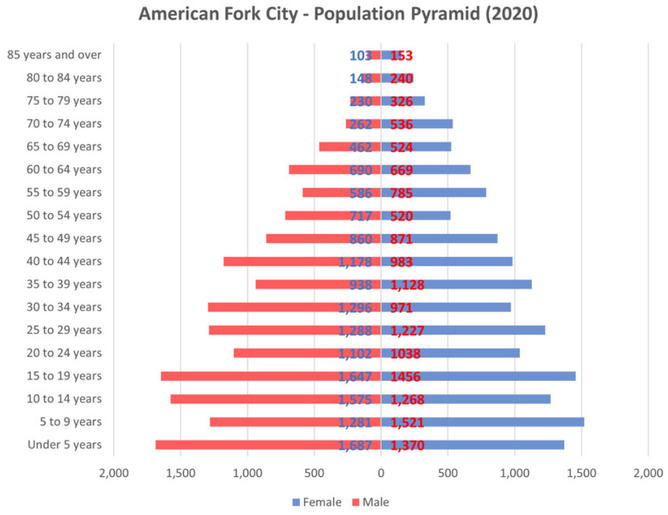
While future growth will have a significant impact on American Fork, understanding the unique characteristics of the city's current population is fundamental to the development of policies and programs that will best serve the community, that will be based on the strategies that must be implemented as a part of satisfying the State's moderate-income housing plan requirement for the City. One of the best methods for evaluating the magnitude of these characteristics and their impacts is a comparison with Utah County and previous records for American Fork from different years.

Population Growth

American Fork's total population in 2017 was 28,507 people. Using the most recent data from the United States Census Bureau (2020), American Fork's population has reached to 31,363 people. American Fork's current population as of 2022 is in excess of 34,000 residents. In order to accommodate the future project growth, the City is going to need to provide more opportunities for the creation and development of affordable housing units. The need for more affordable homes is needed meet the demand of the aging population, as well as the future growth that the City will experience from the younger population. The age ranges of 10 to 14 years and 15 to 19 years old make up the largest ranges in American Fork City. Highlighting the potential need for future housing needs within our community, will not only accommodate any inward migration, but also will meet the needs of the City's natural growth for those who wish to live in American Fork City throughout other stages of their lives.

The current amount of Occupied Household Income within the <=30%, <=50%, and <=80% Area Median Income (AMI) is showcased to the right. 2020 was the most recent data gathered from the United States Census Bureau and it's showcasing a slow increase to higher AMI's rather than a decrease. The comparison between 2017 Occupied Household Income is that there has been a decrease of the Extremely Low <=30% and increases in the <=50%, <=80%, and >80% AMI. This shows that American Fork's Household Income has been steadily increasing over the past three years and households are steadily gaining more income. The AMI is based off of a four-person family, and the data gathered was from the U.S Department of Housing and Urban Development (HUD) and using United States Census Bureau data set to compare the AMI from HUD.





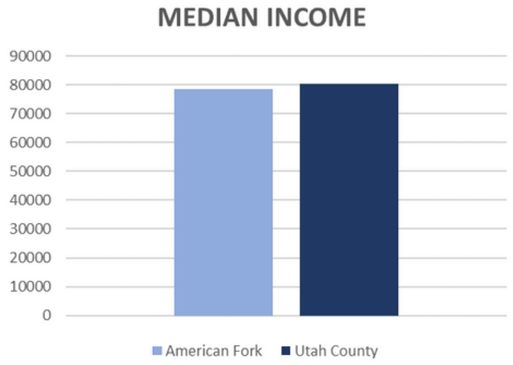
Median Household Income

The median household income in American Fork, for the year 2020, has increased $7,764 from 2017. Households in the city are continuing to grow their wealth and getting out of the extremely low AMI that has been previously shown.

HUD AMI for Utah County (2020)			Persons in Family							
FY 2020 Income Limit Area	Median Family Income	FY 2020 Income LimtCategory	1	2	3	**4**	5	6	7	8
		Very Low (50%) Income Limits ($)	28150	32200	36200	**40200**	43450	46650	49850	53100
	80400	Extremely Low Income Limits ($)	16900	19300	21720	**26200**	30680	35160	39640	44120
Provo-Orem, UTMSA		Low (80%)IncomeLimits ($)	45050	51450	57900	**64300**	69450	74600	79750	84900

$78,690

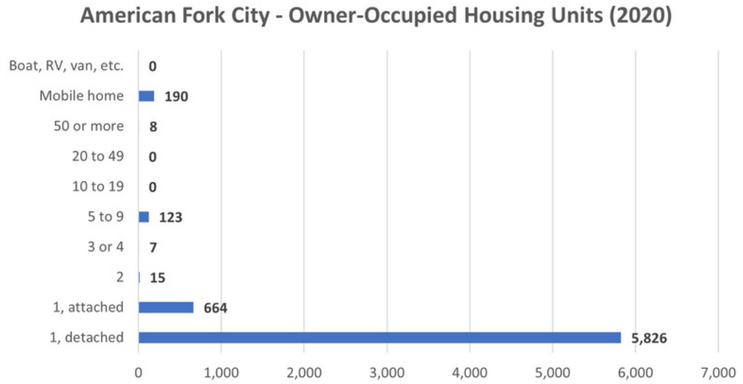
2020 Median Household Income for A.F.

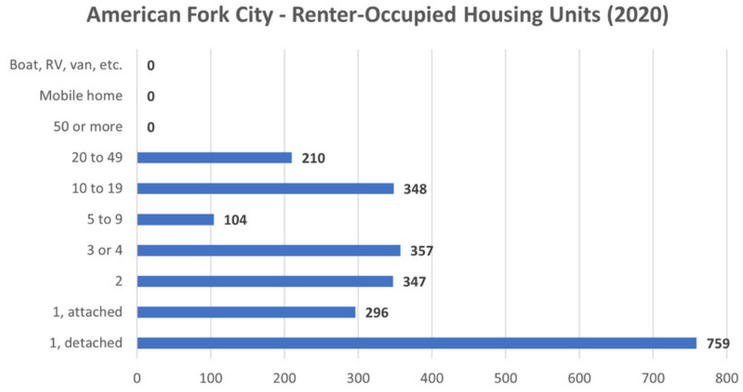


The American Fork median home value is lower than the County median value.

Housing Unit Types - Owner/Renter Occupied

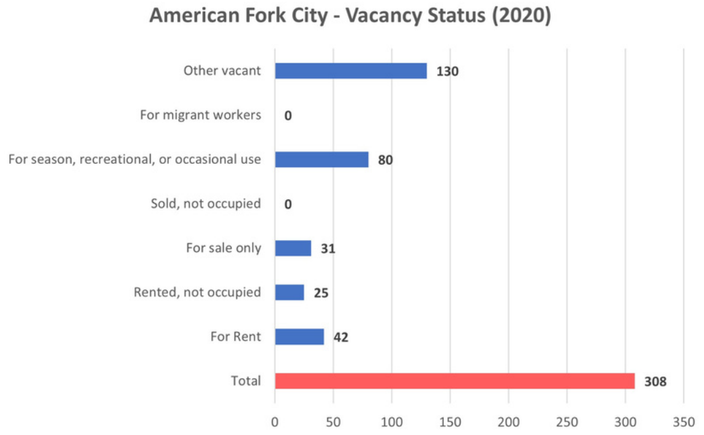
As of 2020, United States Census Bureau has identified 9,562 housing units within American Fork. Out of those 9,562 housing units most of them are owner occupied and single detached housing units. Additionally, of the renter-occupied housing units, single detached housing ranks number one in the City.





Vacancy Status

There are 308 vacant housing units counted for in American Fork City in 2020. That sets a 3.2% vacancy for the entirety of the City during that time. The 3.2% vacancy can be broken up in the graph shown above and it can show the type of excess housing that the City had in 2020. Comparing that with vacant housing numbers in 2017, the City has increased in the types of vacancy in almost all sections.



Beyond Affordability

There are not many limitations to housing availability in American Fork with the exception of land development near Utah Lake. The City has much more development that can happen towards the south boundary, but as developments get closer to the lake and the shoreline protection area development becomes more challenging. Liquification can be a factor for the land near bodies of water, and that can be seen as a threat to the expansion of housing. The shoreline protection area acts as Utah Lake's barrier for the wildlife ecosystem to be unharmed.

There are more constraints to housing supply than just protected areas. Another constraint can be the housing market itself. The real estate market is more affected by the price of housing and the fluctuation of interest rates making housing availability challenging at times.

Another market constraint is current supply chain issues. Issues meaning that the current cost of supplies to create housing can increase in price. When materials for constructing housing increases in price and availability is limited, the results will be higher home prices and a decrease in home availability.

Moderate Income Housing Strategies

The policies and programs identified in the American Fork Moderate-Income Housing Plan will require a significant staff resource and financial investment to develop and implement certain strategies. American Fork does not have enough financial resources to fund these strategies on its own, therefore funding for the implementation of some of the strategies and subsequent programs will come from other resources such as from the Patriot Station CRA. The American Fork Redevelopment Agency will act as the primary funding resource through the finances that it controls under the established housing set-aside from its Patriot Station Community Reinvestment Area. The City will work with housing partners who work in Utah County and American Fork to partner on additional funding opportunities, and to develop additional programs where possible.

Plan Implementation

Through the identification of 7 major housing strategies that can be implemented by American Fork City, staff will be able to formulate policies and programs based on the intent of these strategies to address moderate-income housing issues throughout the City. These policy proposals and their subsequent implementation strategy is key to the success of this plan. The following strategies and implementation plan have been identified as the best solutions and remedies to American Fork's current housing challenges, as well as the perceived challenges for the future. The table of policies outlines whether a policy proposal requires a modification to a current policy, the creation of a new policy, partnerships, creation of a new program, modifications to an existing program or the creation of new City ordinances or modifications to existing ones. Several of the proposals can be implemented in the short term, while others will require further study and analysis before the City can implement them.

With much of the future growth expected to occur in the southern portion of the City, the Transit Oriented Development area around the American Fork Frontrunner Station will play a vital role in the development of moderate-income housing in American Fork. This will be achieved both through the provision of new residential development, but also through the generation of Tax Increment Funding which will have an allocated housing set aside portion which will be used to fund the creation of new programs and policies geared towards addressing moderate-income housing issues in American Fork.

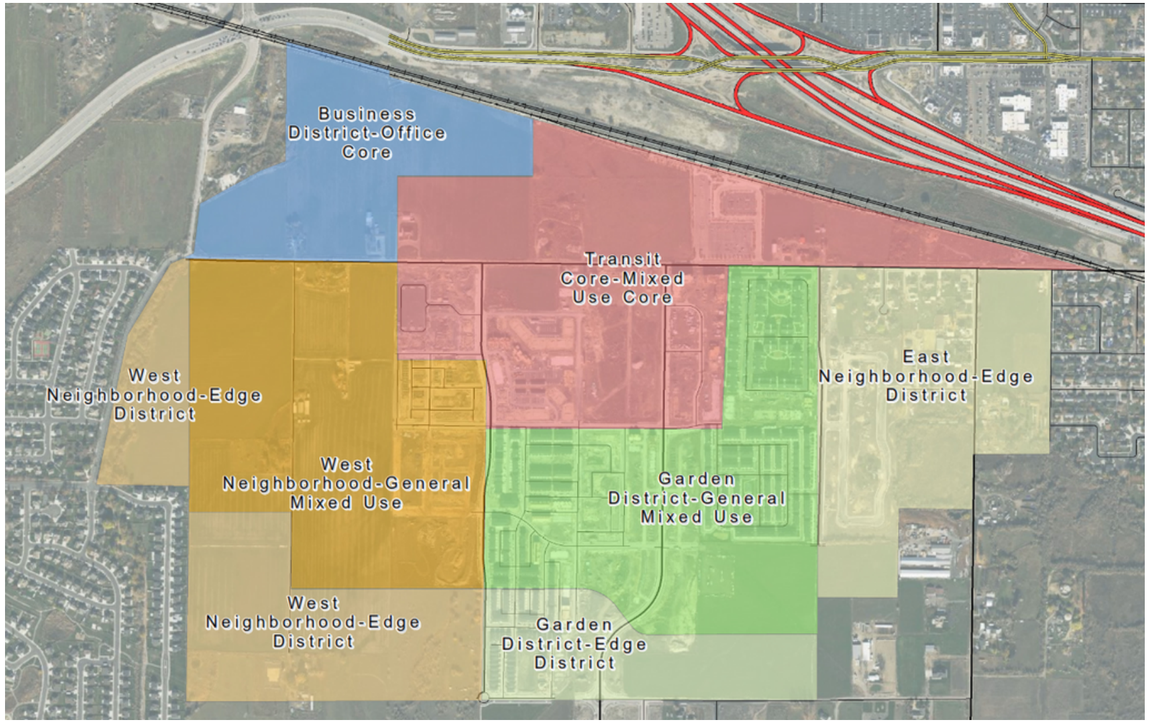


Figure 1: *Transit Oriented Development Overlay*

Seven Strategies for the MIHP

01 Develop and adopt a station area plan in accordance with Section 10-9a-403.1

02 Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

03 Implement a mortgage assistance program or strategy for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality

04 Amend land use regulations to eliminate/reduce parking requirements for residential development where residents are less likely to rely on the their own vehicle

05 Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

06 Create or allow for reduced regulations related to, internal or detached accessory dwelling units in residential zones

07 Rezone for densities necessary to facilitate the production of moderate-income housing

Implementation Strategy

Policy	Proposed Action	Timeline Details
Develop and adopt a station area plan in accordance with Section 10-9a-403.1	Plan Preparation	Year 1
Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing	Program Creation	Year 2
Implement a mortgage assistance program or strategy for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality	Program Creation	Year 2
Amend land use regulations to eliminate/reduce parking requirements for residential development where residents are less likely to rely on the their own vehicle	Policy Action	Year 3
Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors	Policy Action	Year 2
Create or allow for reduced regulations related to, internal or detached accessory dwelling units in residential zones	Policy Action	Year 3
Rezone for densities necessary to facilitate the production of moderate-income housing	Policy Action	Year 3

AMERICAN FORK CITY **MEETING DATE:** September 7th, 2022
PLANNING COMMISSION **DEPARTMENT:** Development Services

AGENDA TOPIC: Public hearing and recommendation of a code text amendment to Section 17.7.503, titled Planned Unit Developments – Conservation Subdivision Project amending the lot size requirements for corner lots.

Background

The applicant, Mr. Ken Berg, is requesting a code text amendment to Section 17.7.503. The specific request deals with the minimum sizes for corner lots with the PR-3.0 Zone. The applicant seeks a recommendation of approval to amend part H(4) of the specified section of code to allow for single-family detached structures to be placed on corner lots, and not just semi-detached duplex style units.

Staff does not have any specific objections to the proposed amendment, however, it is important to highlight that a reduced lot size requirement may impact the overall size of units that can be placed on a lot, while still being required to meet certain sight triangle requirements.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment to Section 17.7.503, titled Planned Unit Developments – Conservation Subdivision Project amending the lot size requirements for corner lots.

DENIAL

Mr. Chairman, I move that we recommend denial of the Code Text Amendment.

TABLE

Mr. Chairman, I move that we table action on the Code Text Amendment, and instruct staff to_____.

ORDINANCE NO. 2022-___-____

AN ORDINANCE AMENDING SUBSECTION 17.7.503 OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED UNIT DEVELOPMENTS – CONSERVATION SUBDIVISION PROJECTS

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to Planned United Development – Conservation Subdivision Projects

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I
TEXT OF ORDINANCE

Section 17.7.503.H.(4)

Building sites. Dwellings within the project area will be placed on individual lots. The plan shall provide for a range of lot size options in accordance with the following:

1. No interior lot (lots having adjacent lots on both sides) shall be larger than seven thousand five hundred square feet.
2. No corner lots proposed as a single-family dwelling shall be smaller than seven thouasand five-hundred square feet ~~shall be smaller than twelve thousand square feet or larger than fifteen thousand square feet~~.
3. No corner lot proposed to contain a two-family dwelling shall be smaller than twelve thousand square feet or larger than fifteen thousand square feet.

PART II

SECTION 1— Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 — Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the

ordinance shall not be affected thereby.

SECTION 3 — Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this _____day of _____ , 2022.

BACKGROUND FOR PROPOSED TEXT AMENDMENT

A conflict has been identified within the existing Sec 17.7.503 Planned Unit Development – Conservation Subdivision Project code as it relates to corner lots and the sizing / platting of said corner lots.

As per Section 17.7.503.H.4

EXISTING CODE

"4. Building sites. Dwellings within the project area will be placed on individual lots. The plan shall provide for a range of lot size options in accordance with the following:

a. No interior lot (lots having adjacent lots on both sides) shall be larger than seven thousand five hundred square feet.
b. No corner lots shall be smaller than twelve thousand square feet or larger than fifteen thousand square feet.
c. No lot proposed to contain a two-family dwelling shall be smaller than twelve thousand square feet or larger than fifteen thousand square feet."

Conflicts

4. Dwellings within the project will be placed on individual lots – if corner lots are used as two-family dwellings, as allowed per code, the building or dwelling are only allowed on a single lot therefore, only one side of the townhome or duplex can be sold and the other half is therefore a rental units. This code requirement requires and promotes rental units instead of for sale homes.

4.b If each half of a corner lot is intended to be sold, the corner lot minimum should be revised to allow for a single family use without being 12,000 sf. The 12,000 sf size minimum corner lot size require is double the size of the zones minimum requirement.

4.b & 4.c Only corner lots are allowed to be between 12,000 and 15,000 sf in size to allow for two-family dwellings. All other lots as per 4.a area a maximum of 7,500 sf. These larger lots located at each intersection corner are not in harmony with the rest of the proposed lot sizes.

PROPOSED CODE TEXT AMENDMENT

4. Building sites. Dwellings within the project area will be placed on individual lots. The plan shall provide for a range of lot size options in accordance with the following:

a. No interior lot (lots having adjacent lots on both sides) shall be larger than seven thousand five hundred square feet.
b. No corner lots proposed as single-family dwelling shall be smaller than seven thousand five hundred square feet.
c. No corner lot proposed to contain a two-family dwelling shall be smaller than twelve thousand square feet or larger than fifteen thousand square feet."

AMERICAN FORK CITY PLANNING COMMISSION **MEETING DATE:** September 7, 2022

AGENDA TOPIC: Hearing, review, and action on a Final Plat for Stonecreek Plat K, located in the area of 1000 South 400 West in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:		1000 South 400 West
Applicants:		Woodside Homes of Utah LLC, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		PR-3.0, Unincorporated
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	Unincorporated
	East	PR-3.0
	West	Unincorporated

BACKGROUND:

The applicant is applying for a Final Plat approval for Stonecreek Plat K, located in the area of 1000 South 400 West in the PR-3.0 Zone. The proposal consists of 55 lots intended for single family homes. The entire development parcel consists of approximately 19.78 acres.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Section 17.7.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to large scale developments.

c. The detailed engineering plans and materials comply with the City standards and policies.

d. The estimates of cost of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

PROJECT MAP:



STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Final Plat application does not meet the requirements of Section 17.7.210 and staff recommends TABLING the application.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Stonecreek Plat K, located in the area of 1000 South 400 West in the PR-3.0 Zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Stonecreek Plat K, located in the area of 1000 South 400 West in the PR-3.0 Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Stonecreek Plat K, located in the area of 1000 South 400 West in the PR-3.0 Zone, and instruct the developer/staff to _____.

STONECREEK PLAT K

FINAL PLAT

1000 SOUTH 400 WEST
AMERICAN FORK, UT

OWNER / DEVELOPER

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
TVanekelenburg 08/09/2022

Fire Department
Reviewed
M. Sacco 08/22/2022

Engineering Division
Reviewed
jmortimer 08/25/2022

Comment on C2.0

Address JUB Comments for Final Plats

ENGINEER

berg
CIVIL ENGINEERING
1018 N. DEER CREST LANE
ALPINE UT, 84004
office (801) 492–1277
cell (801) 616–1677

Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K
1000 SOUTH 400 WEST

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH · TYLER R. BUNG · 343602 · REGISTERED PROFESSIONAL ENGINEER · 7/27/2022

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SUBMITTAL	*#2*

STONECREEK

OPEN SPACE CALCULATIONS

PLAT #	PLAT AREA AC	LOTS #	OPEN SPACE AC	OPEN SPACE %	TOTAL OPEN SPACE%
FINAL A	27.62	92	1.02		
WD Wetlands	28.18	0	28.18	52%	52%
FINAL B	18.89	76	1.08	6%	41%
FINAL C	18.81	72	0.78	4%	33%
FINAL D	9.42	25	0.64	7%	31%
FINAL E	16.33	65	0.27	2%	27%
FINAL F	9.6	37	0.64	7%	25%
FINAL G	6.87	32	0.20	3%	24%
FINAL H	0.74	5	-	0%	24%
FINAL I	0.17	1	-	0%	24%
FINAL J	9.8	33	1.89	19%	24%
FINAL K	19.78	55	6.85	35%	25%
TOTALS	166.21	493	41.55		25%

STONECREEK

OVERALL DENSITY CALCULATION

PLAT #	PLAT AREA AC	LOTS #
FINAL A	27.62	92
WETLANDS	28.44	0
FINAL B	18.89	76
FINAL C	18.81	72
FINAL D	9.42	25
FINAL E	16.33	65
FINAL F	9.6	37
FINAL G	6.87	32
FINAL H	0.74	5
FINAL I	0.17	1
FINAL J	9.8	33
FINAL K	19.78	55
TOTALS	166.47	493

STONECREEK PLAT K

TABULATIONS

TOTAL PROJECT AREA	19.78 AC	100%
TOTAL PUBLIC ROADS	3.85 AC	19%
TOTAL OPEN SPACE	6.85 AC	35%
AREA IN LOTS	9.08 AC	46%
AVERAGE LOT SIZE	7,191 LOTS	

EXISTING ZONING	PR 3.0
DEVELOPMENT TYPE	CONSERVATION SUB
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	06/19/2020

BOUNDARY DESCRIPTION

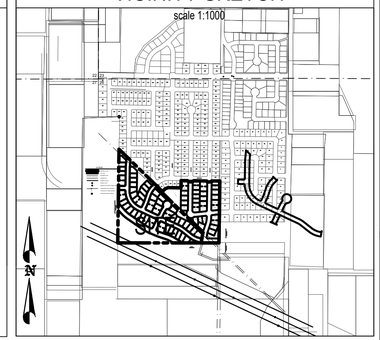
BEGINNING AT A POINT WHICH IS N89°48'57"E 287.73 FEET AND SOUTH 983.21 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT F THE FOLLOWING TWO (2) COURSES: 1) SOUTH 45°44'08" EAST 736.78 FEET, AND 2) SOUTH 89°15'06" EAST 13.66 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT J; THENCE ALONG SAID PLAT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 44°15'52" WEST 24.41 FEET, 2) SOUTH 45°44'08" EAST 906.00 FEET, 3) ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS S10°57'07"W 10.15 FEET), 4) SOUTH 10°00'05" WEST 134.43 FEET, AND 5) ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS S86°28'26"E 40.69 FEET); THENCE NORTH 89°59'52" WEST 1206.35 FEET; THENCE NORTH 00°47'08" EAST 1309.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 861,538 SF OR 19.78 AC

VICINITY SKETCH

scale 1:1000



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
EARTHTEC ENGINEERING		(801) 225-5711
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(KYLE PETERSON)	(801) 400-2933
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0-C1.2	PRELIMINARY PLAN
C2.0-C2.2	OVERALL UTILITY PLAN
C3.0-C3.2	GRADING PLAN
C4.1-C4.2	250 WEST PLAN & PROFILE
C5.1	290 WEST PLAN & PROFILE
C6.1	960 SOUTH PLAN & PROFILE
C7.1	1000 SOUTH PLAN & PROFILE
C8	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB

NOTES

1. ELEVATION BENCHMARK IS THE NORTHWEST CORNER OF SEC 26 T5S; R1E; SLB&M. ELEV = 4520.92' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CURB & GUTTER
- STREET LIGHT
- COMBO STOP SIGN / STREET SIGN
- PROPOSED FINAL GRADING (TBC 42.48)
- TOP BACK OF CURB (GRADE)
- PROPOSED FIRE HYDRANT



NOTES

1. ELEVATION BENCHMARK IS THE NORTHWEST CORNER OF SEC 26 T5S; R1E; SLB&M. ELEV = 4520.92' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
7. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER

Blue Stakes of UTAH 811 Bluestakes.org

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1	6/13/22	SUBMITTAL 1
2		
3		
4		
5		
6		
7		

SEAL: STATE OF UTAH — R. BRENT BUM — 343602 — PROFESSIONAL ENGINEER — 7/27/2022

ACTION	DATE
FINAL	7/27/2022

PROJECT

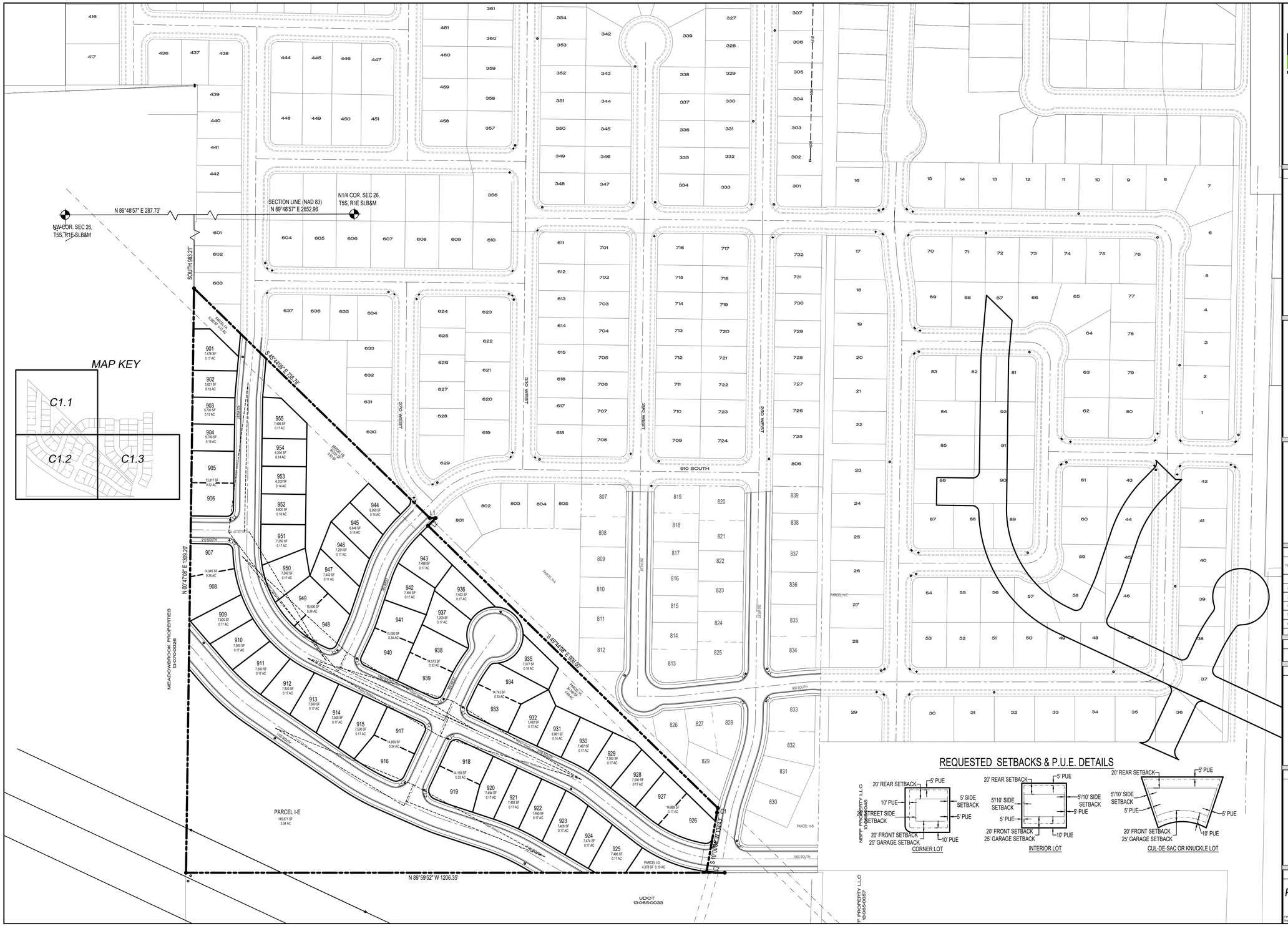
STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

I:\my drive\berg civil\2021\woodside homes\stonecreek h_lot\stonecreek k Revised_6_30-cover.dwg



Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/10/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — R. BUM — 7/27/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

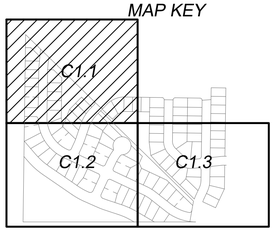
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1*

I:\my drive\berg civil\2021\woodside homes\stonecreek 5_1\stonecreek 5 Prelim_K_5 1.dwg [dell.dwg]

MAP KEY



SIGNAGE	
SYMBOL	DESCRIPTION
≡	TYPE III BARRICADE - 12' LONG (PERMANENTLY MOUNTED IN CENTER)
◇	END OF ROAD MARKER (2) OMR 4-2 MOUNTED ON EITHER SIDE OF TYPE III (FILLING THE GAP)
▪	'SIDEWALK ENDS' SIGN (2) R9

SOUTH 983.2'

N 00°47'08" E 1309.20'

S 45°44'08" E 736.78'

PARCEL I-A
6,380 SF 0.15 AC

PARCEL I-B
40,031 SF
0.92 AC

PARCEL H-A

901 7,478 SF 0.17 AC
902 5,821 SF 0.13 AC
903 5,700 SF 0.13 AC
904 5,700 SF 0.13 AC
905 13,817 SF 0.32 AC
906
907 14,945 SF 0.34 AC
908
909
910 SOUTH
420 WEST
SIGHT TRIANGLE
955 7,495 SF 0.17 AC
954 6,200 SF 0.14 AC
953 6,200 SF 0.14 AC
952 6,800 SF 0.16 AC
951 7,250 SF 0.17 AC
950 7,500 SF 0.17 AC
949 15,000 SF 0.34 AC
947 7,442 SF 0.17 AC
946 7,251 SF 0.17 AC
945 6,646 SF 0.15 AC
944 6,050 SF 0.14 AC
943 7,498 SF 0.17 AC
942 7,494 SF 0.17 AC
936 7,402 SF 0.17 AC
937 7,200 SF
370 WEST
380 WEST
330 WEST
L1
L2
602 603 637 636 635 634 633 632 631 630 629 624 625 626 627 628 623 622 621 620 619 618 612 613 614 615 616 617 801 802 803 804 805

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/13/22	SUBMITTAL 1
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
RYAN P. BUM
07/27/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.1

I:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek k_i\Plat\st_k_f1-pre plat.dwg

MAP KEY

C1.1
C1.2
C1.3

SIGNAGE	
SYMBOL	DESCRIPTION
≡	TYPE III BARRICADE - 12' LONG (PERMANENTLY MOUNTED IN CENTER)
◇	END OF ROAD MARKER (2) OMR 4-2 MOUNTED ON EITHER SIDE OF TYPE III (FILLING THE GAP)
▪	"SIDEWALK ENDS" SIGN (2) R9

MEADOWBROOK PROPERTIES
13:070:0026

N 00°47'08" E 1309.20'

910 SOUTH

907
14,945 SF
0.34 AC
908
909
7,500 SF
0.17 AC
910
7,500 SF
0.17 AC
911
7,500 SF
0.17 AC
912
7,500 SF
0.17 AC
913
7,500 SF
0.17 AC
914
7,500 SF
0.17 AC
915
7,500 SF
0.17 AC
916
917
14,859 SF
0.34 AC
948
949
15,000 SF
0.34 AC
950
7,500 SF
0.17 AC
951
7,250 SF
0.17 AC
946
7,251 SF
0.17 AC
947
7,442 SF
0.17 AC
940
941
15,000 SF
0.34 AC
938
14,513 SF
0.33 AC
939
942
7,494 SF
0.17 AC
943
7,498 SF
0.17 AC
936
7,402 SF
0.17 AC
937
7,200 SF
0.17 AC
935
7,077 SF
0.16 AC
934
14,743 SF
0.33 AC
933
932
7,492 SF
0.17 AC
931
6,061 SF
0.14 AC
930
7,467 SF
0.17 AC
918
14,193 SF
0.33 AC
919
920
7,494 SF
0.17 AC
921
7,493 SF
0.17 AC
922
7,460 SF
0.17 AC
923
7,406 SF
0.17 AC

380 WEST
350 WEST
1000 SOUTH
1100 SOUTH
SIGHT TRIANGLE

PARCEL H-A
PARCEL I-C
30,244 SF
0.69 AC

S 45°44'08" E 906.00'
N 45°44'08" W 906.00'

PARCEL I-E
145,671 SF
3.34 AC

457.15'
775.08'
N 89°59'52" W 1206.35'

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	STATE OF UTAH R. BUM 7/27/2022 343602 PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.2

I:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek k\cad\sc_k_01.pre plat.dwg



SIGNAGE	
SYMBOL	DESCRIPTION
≡	TYPE III BARRICADE - 12' LONG (PERMANENTLY MOUNTED IN CENTER)
◇	END OF ROAD MARKER (2) OMR 4-2 MOUNTED ON EITHER SIDE OF TYPE III (FILLING THE GAP)
▪	"SIDEWALK ENDS" SIGN (2) R9

MAP KEY

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH 400 WEST

0 20 40 80 120

SCALE: 1"= 40'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	STATE OF UTAH KEVIN R. BUM 7/27/2022 343602 REGISTERED PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

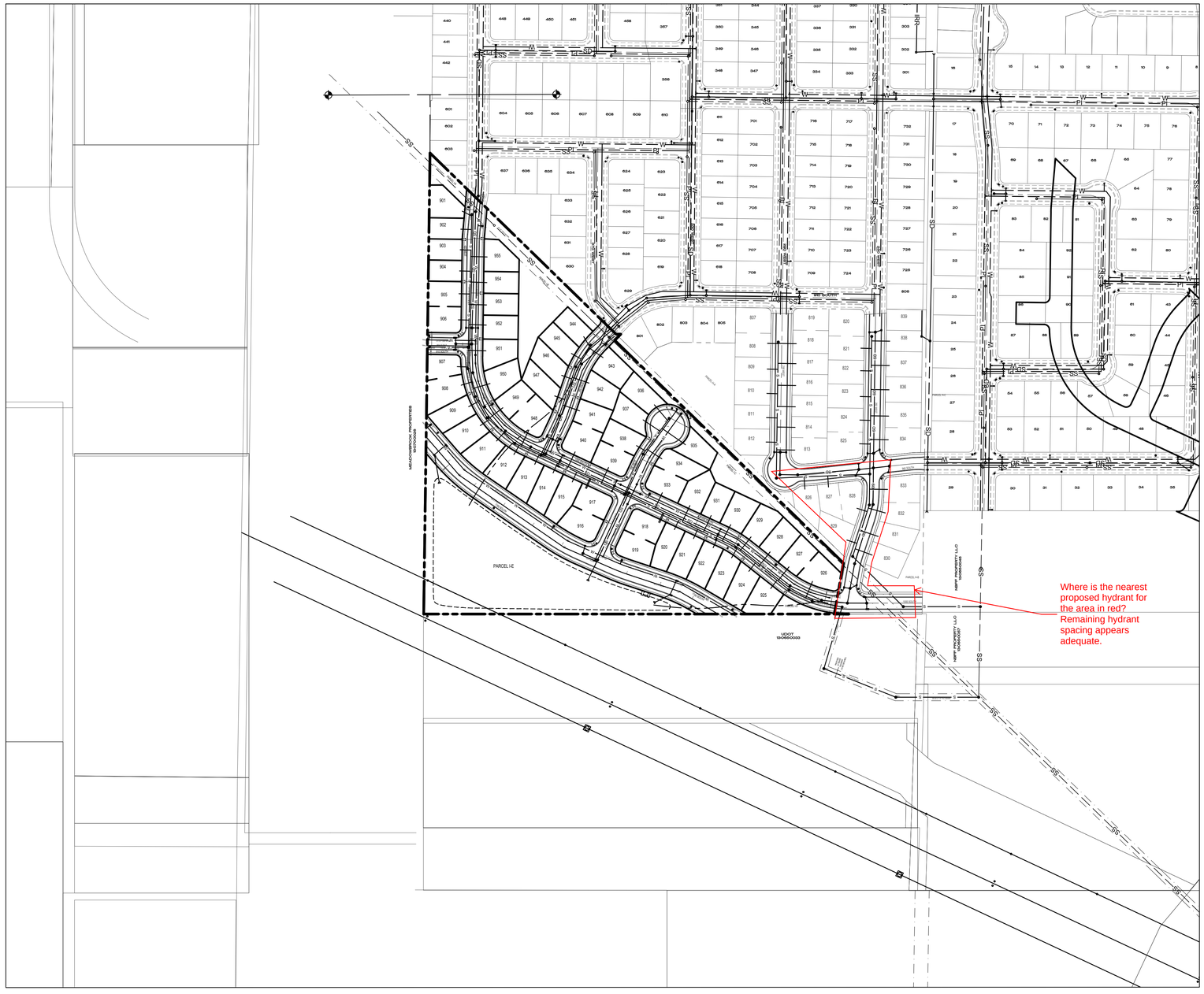
SHEET NAME	SHEET NUMBER
LAYOUT	*C1.3*

I:\my drive\berg civil\2021\woodside homes\stonecreek h_f\stonecreek k finalize_k_01.dwg plot.dwg

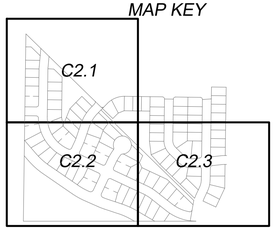
SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

Show water main laterals



MAP KEY



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1	6/13/22	SUBMITTAL 1
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BUM
343602
7/27/2022
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

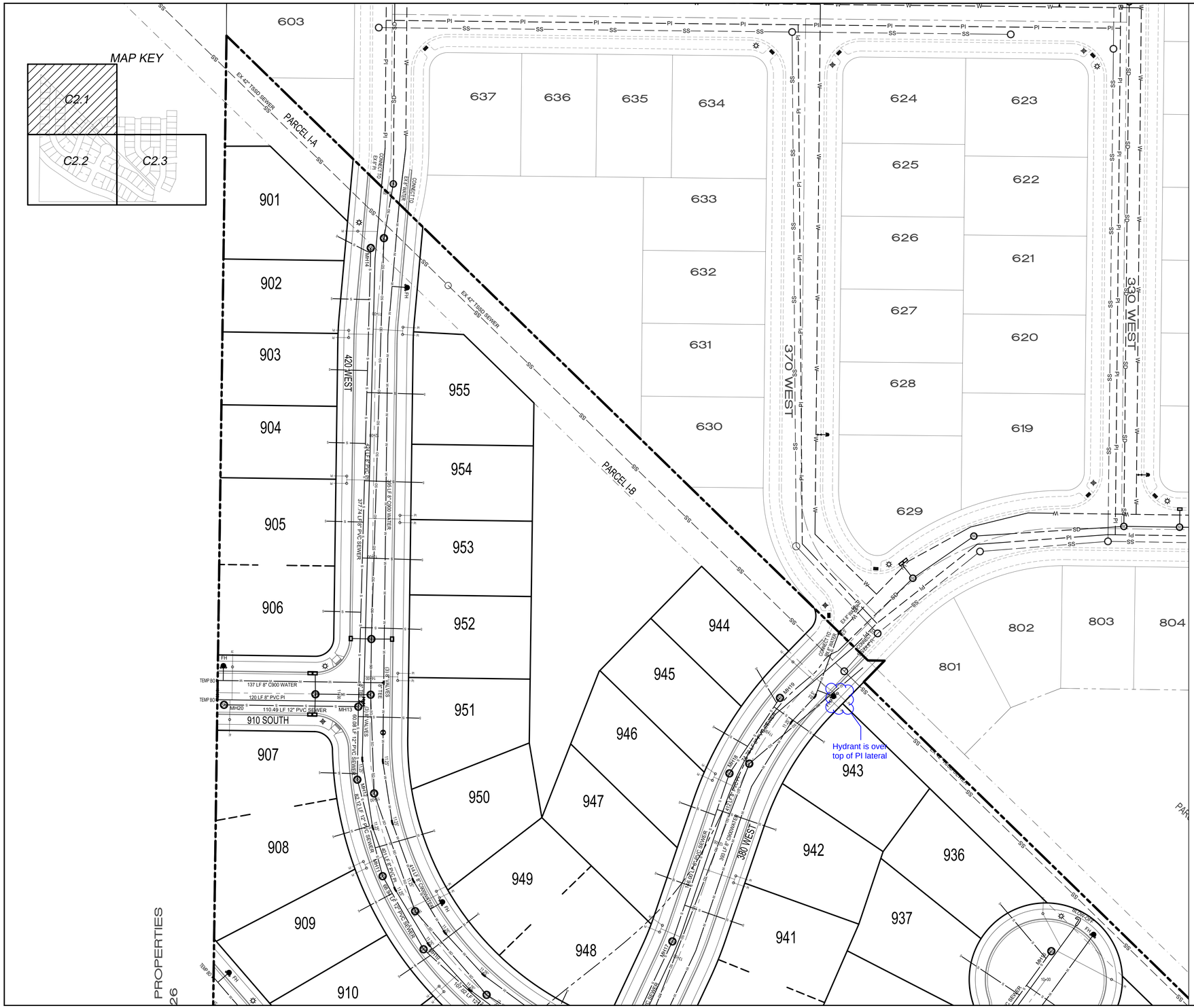
STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2*

I:\eng drawings (cad)\2022\woodside homes\stonecreek h_1\stonecreek h studio_k_02-utility.dwg



Include utility sheet Legend

Show waterline laterals

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

Blue Stakes of UTAH 811 Bluestakes.org

PROPERTIES 26

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 20 40 80 120
SCALE: 1"= 40'

Berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL I	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — KEVIN P. BUM — 7/27/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

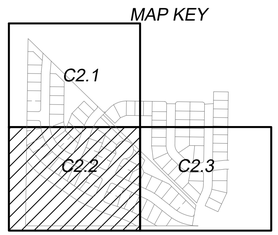
I:\eric.stineberg.civil\2021woodside homes\stonecreek k_1\stonecreek k finalize_k_02-utility.dwg

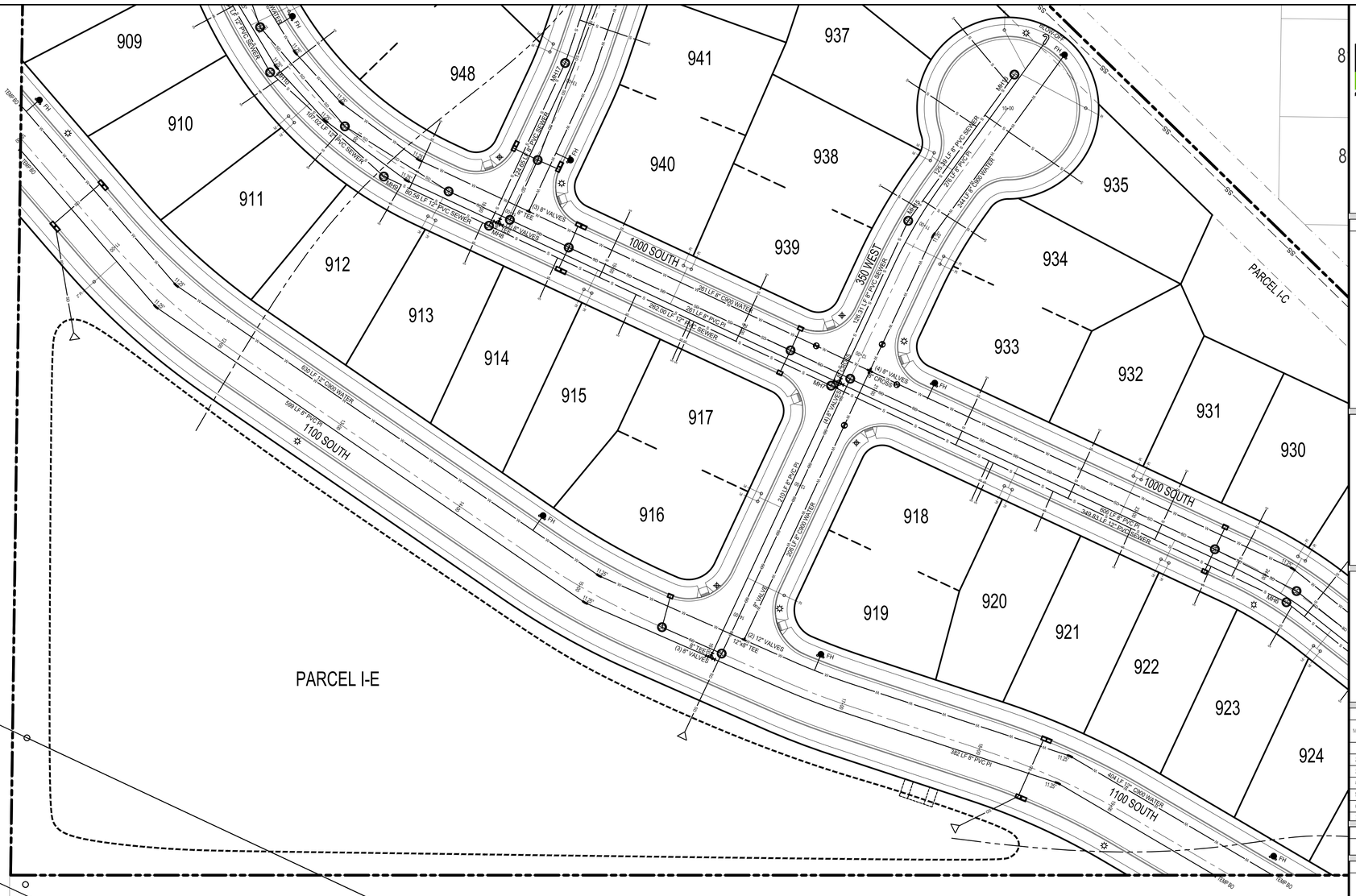
SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

MEADOWBROOK PROPERTIES
13:070:0026

MAP KEY





Include utility sheet Legend

Show waterline laterals

Blue Stakes of UTAH811 Bluestakes.org

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1	6/3/22	SUBMITTAL 1
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R. BUM — REGISTERED PROFESSIONAL ENGINEER — 7/27/2022 — 343602

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*

I:\my drive\berg civil\2022\woodside homes\stonecreek ft_1\stonecreek ft_1 files\c2.2 utility_fix_10.dwg

Hydrant is over top of PI lateral

Include utility sheet Legend

Show waterline laterals

Show existing water and PI lines.

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

Blue Stakes of UTAH811 Bluestakes.org

MAP KEY

C2.1 | C2.2 | C2.3

SCALE: 1"= 40'

CONNECT TO EX MANHOLE NOTES:

THIS IS A TSSD MANHOLE AND IS SCHEDULED TO BE REPLACED WITH THE ENLARGEMENT OF THE EXISTING TSSD LINE. THIS NEW 10" SEWER CONNECTION HAS BEEN INCLUDED IN THE TSSD IMPROVEMENT DRAWINGS AND WILL BE A PART OF THE TSSD IMPROVEMENTS.

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — R. BUM — 7/27/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.3

I:\my drive\berg civil\2021\woodside homes\stonecreek fc_fullstonecreek k Revised_to_SS-utility.dwg

STONE CREEK

RETENTION POND CALCULATIONS

American Fork, UT

14-Jun-22

Ensure allowable release is withing .2 cfs/acre

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft^2)	C * A			INCR	TOTAL
Stonecreek Plat C	0.34	785387	267032	ELEV	AREA	VOL	VOL
Stonecreek Plat D	0.34	382456	130035	(ft)	(sf)	(cf)	(cf)
Stonecreek Plat E	0.34	699573	237855	4500	50347	0	0
Stonecreek Plat F	0.34	390297	132701	4501	93740	72044	72044
Stonecreek Plat G	0.34	290545	98785	4502	98910	96325	168369
Stonecreek Plat H, I, J & K	0.34	1044050	354977	4503	104150	101530	269899
Open Space C-K	0.10	255633	25563	4504	109448	106799	376698
Totals		3847941	1246948	4505	114809	112129	488826
Total Acres:	88.34						
Q_{allow} per acre	0. cfs/acre						
Q_{allow}	**. cfs**	RETENTION		100 Y HW		4503.86	361615

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft^3)	Release Volume (ft^3)	Required Storage (ft^3)
A	***B***	***C***	***D***	***E***	***F***
15	4.60	1.15	119499	0	119499
30	3.04	1.52	157947	0	157947
60	1.83	1.83	190160	0	190160
120	1.03	2.05	213020	0	213020
180	0.74	2.21	229646	0	229646
360	0.37	2.21	229646	0	229646
1440	0.15	3.48	361615	0	361615

Required Storage =	**361615 ft^3**	or	**8.302 acre·ft**
Total Pond Volume =	**488826 ft^3**	or	**11.222 acre·ft**

Notes:
A, B, & C are based upon American Fork Drainage Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = an allowable release rate (0 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

"C" VALUES

The "C" values were taken from the American Fork Storm Water Technical Manual - Table 1.5 for single family residential

Provide note: " Minimum storm drain pipe cover is 24"."

Provide drainage calculations for the sizing of the orifice plate.

STONECREEK PLAT K

25 YR PIPE SIZING CALCULATIONS (AF SD TECH MANUAL 9.2.2)

Pipe Capacity Calculations

14-Jun-22

NARRATIVE

The acreage of road right of way was determined for each subarea listed below to determine the amount of runoff associated with the 25-year storm event. This storm was then routed as shown below to combine subareas together to account for expected runoff

Rational Method
T_c=17 Minutes

Manning's Equation
n= 0.011 RCP

SOUTH HALF OF PROJECT - DETENTION INTO POND 2

SUBAREA	Segment Description	Impervious Area A (ac)	Intensity I (in./hr.)	Runoff Coefficient C	Rational Peak Flow Q* (cfs)	Routed Pipe Flow Q (cfs)	Slope S	Pipe Diameter D (in.)	Pipe Area A (ft^2)	Velocity V (ft/s)	Wetted Perimeter P (ft)	Hydraulic Radius R (ft)	Full Flow Capacity Q (cfs)	Capacity (%)
1	Stone Creek Plat F (EX SDMH-B)					1.500								
2	420 W / 910 S Intersection	0.77	1.72	0.9	1.190	1.190	0.47%	**18**	1.767	4.816	4.712	0.375	8.511	14%
Route combined subareas 1 - 2 INTO SDMH16						**2.690**	0.47%	**18**	1.767	4.816	4.712	0.375	8.511	**31.6%**
3	Stone Creek Plat G (EX BOX)					3.000								
4	1000 S / 380 W Intersection	1.15	1.72	0.9	1.787	1.787	0.30%	**18**	1.767	3.848	4.712	0.375	6.800	26%
Route combined subareas 1 - 4 INTO SDMH11						**7.477**	0.47%	**18**	1.767	4.816	4.712	0.375	8.511	**87.8%**
5	1000 S / 350 W Intersection	0.37	1.72	0.9	0.573	0.573								
Route combined subareas 1 - 5 INTO SDMH9						**8.050**	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	**91.7%**
6	Stone Creek Plat J					4.277								
7	1000 S (SDMH5)	0.96	1.72	0.9	1.481	1.481	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	17%
Route combined subareas 6 - 7 INTO SDMH5						**5.758**	0.50%	**18**	1.767	4.967	4.712	0.375	8.778	**65.6%**
Route combined subareas 1-7 INTO SDMH4						**13.807**	0.40%	**24**	3.142	5.382	6.283	0.5	16.909	81.7%
8	350 W / 1100 W Intersection	0.30	1.72	0.9	0.463	0.463	0.40%	**24**	3.142	5.382	6.283	0.5	16.909	3%
Route combined subareas to Retention Pond						**14.270**	0.40%	**24**	3.142	5.382	6.283	0.5	16.909	84.4%



Blue Stakes of UTAH 811 Bluestakes.org

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

N

0 100 200 400 600

SCALE: 1"= 200'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/15/22	SUBMITTAL I	
2			
3			
4			
5			
6			

STATE OF UTAH — KYLE R. BERG — 343602 — PROFESSIONAL ENGINEER — 7/27/2022

ACTION	DATE
FINAL	7/27/2022

PROJECT

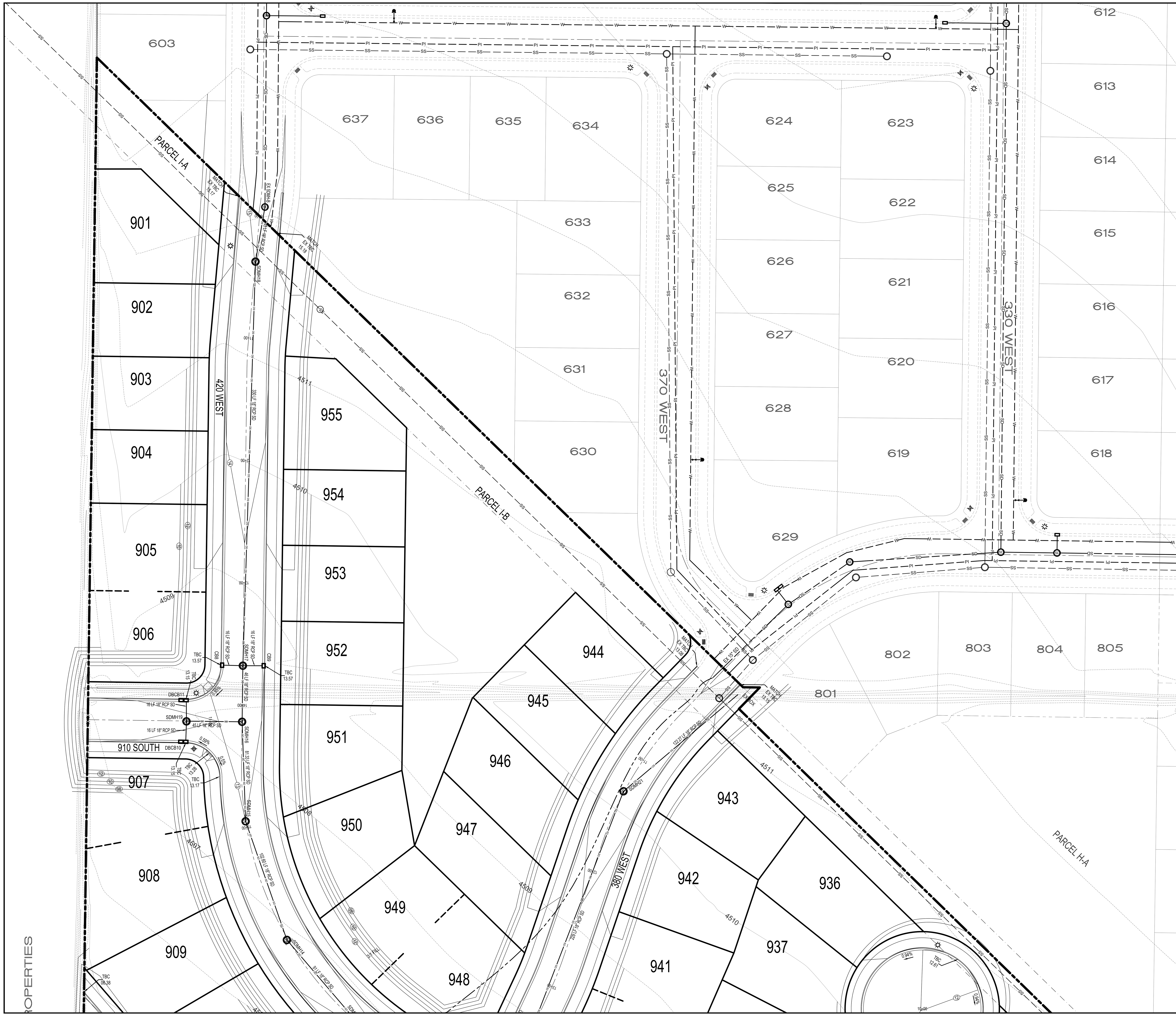
STONECREEK PLAT K

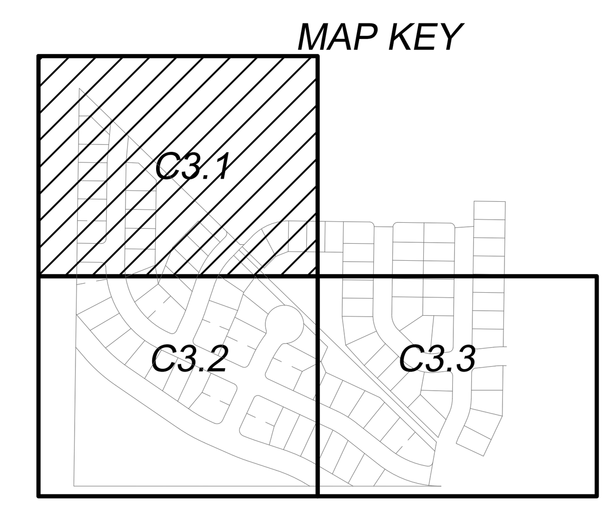
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	*C3*

I:\my drive\berg civil\2021\woodside homes\stonecreek k_fs\stonecreek k final_fs_03-grading.dwg





Woodside Homes®

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

N

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KENNETH R. BERG, 7/27/2022, 343602, PROFESSIONAL ENGINEER, NOT FOR CONSTRUCTION
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.1*

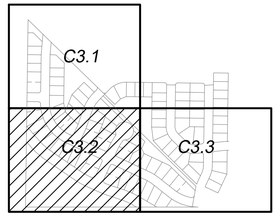
i:\my drive\berg civil\2021\woodside homes\stonecreek h_i\stonecreek k final\sc_k_03_grading2.dwg

Blue Stakes of UTAH811 Bluestakes.org

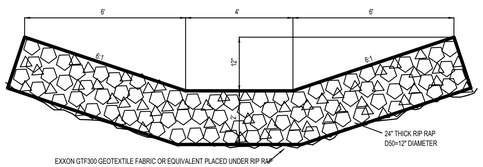
POND RATING TABLE			
RETENTION POND / DETENTION POND			
		INCR	TOTAL
ELEV	AREA	VOL	VOL
(ft)	(sf)	(cf)	(cf)
4500	50347	0	0
4501	93740	72044	72044
4502	98910	96325	168369
4503	104150	101530	269899
4504	109448	106799	376698
4505	114809	112129	488826

100 Y HW		4503.86	361615

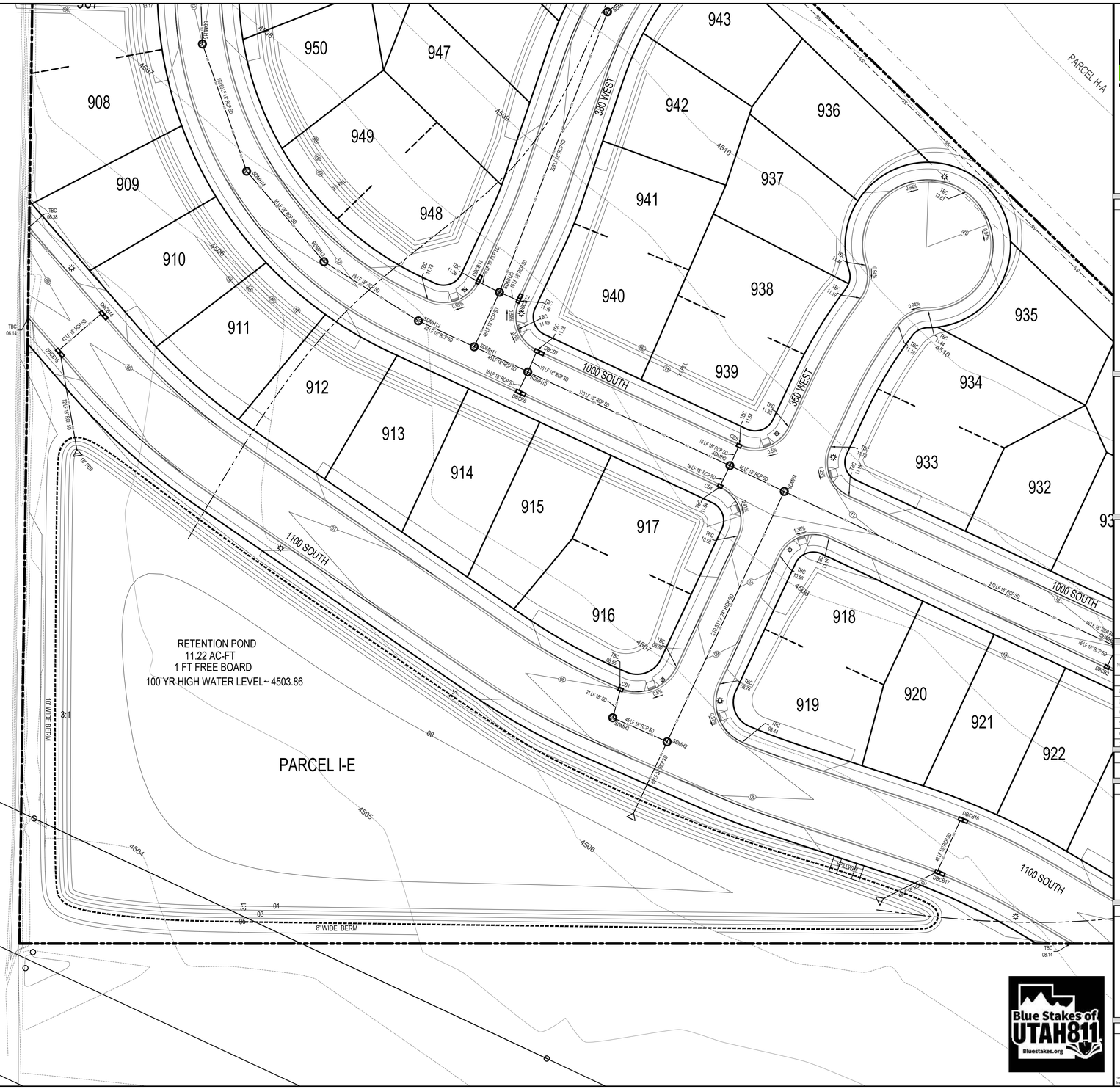
MAP KEY



SECTION THRU SPILLWAY



MEADOWBROOK PROPERTIES
13-070-0026



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1	6/3/22	SUBMITTAL 1
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BUM
REGISTERED
PROFESSIONAL ENGINEER
7/27/2022
343602

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

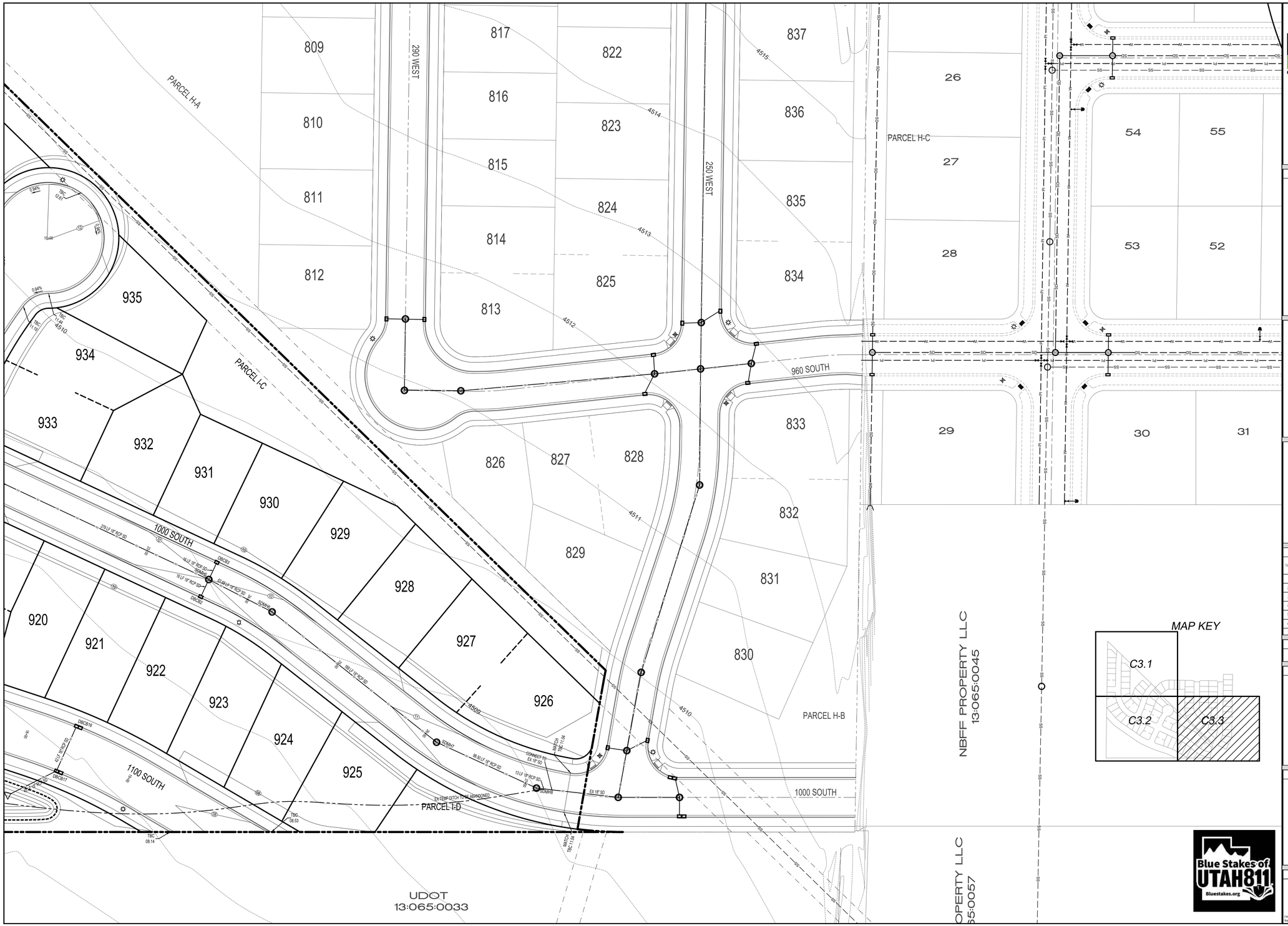
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.2*

Civil drawings (cad)\02 Townsfolds homes\stonecreek h_1\stonecreek h Plat\c_h_03_grading2.dwg

Blue Stakes of UTAH 811
Bluestakes.org



Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/27/2022

PROJECT

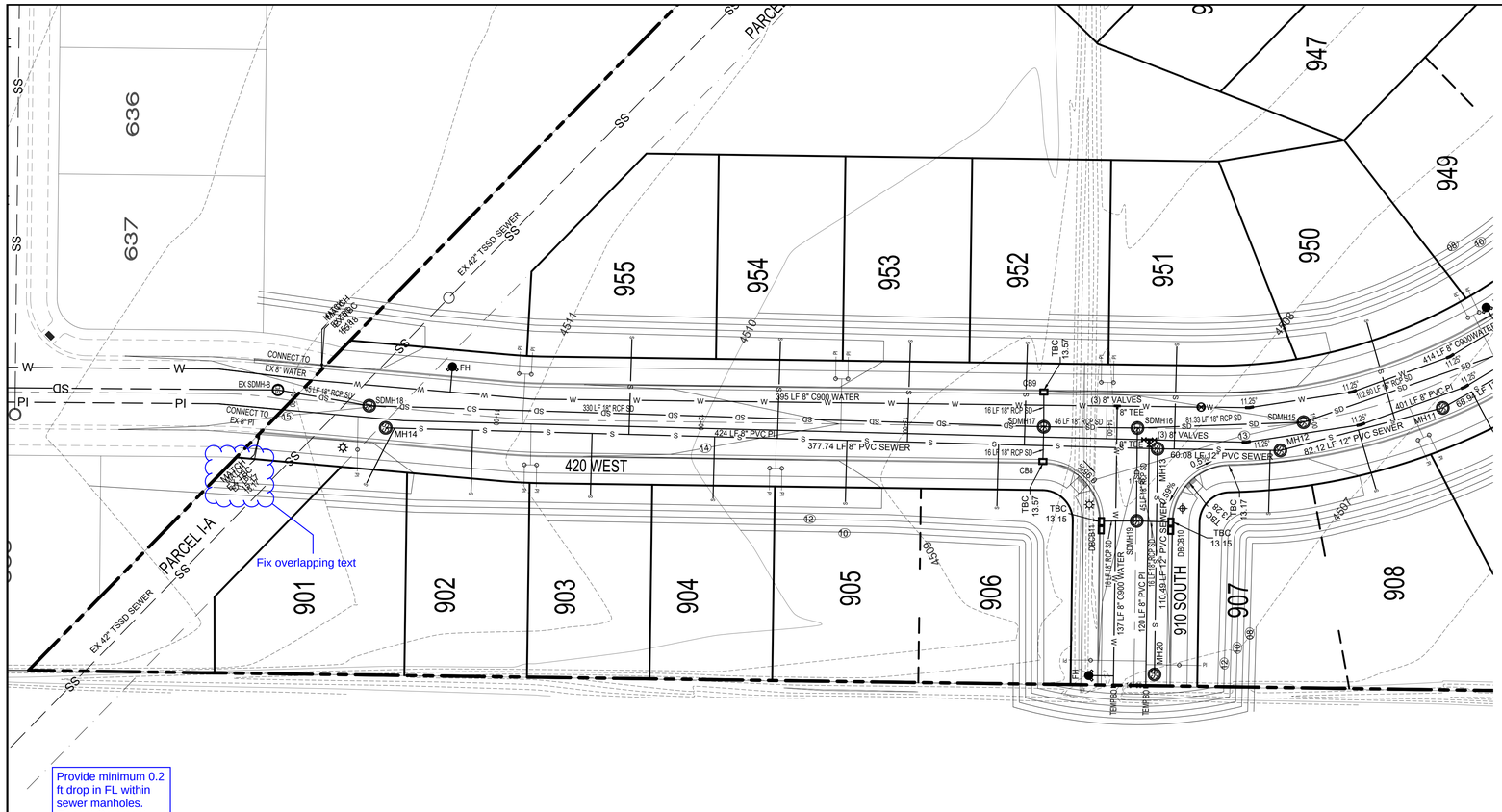
STONECREEK PLAT K

DESCRIPTION

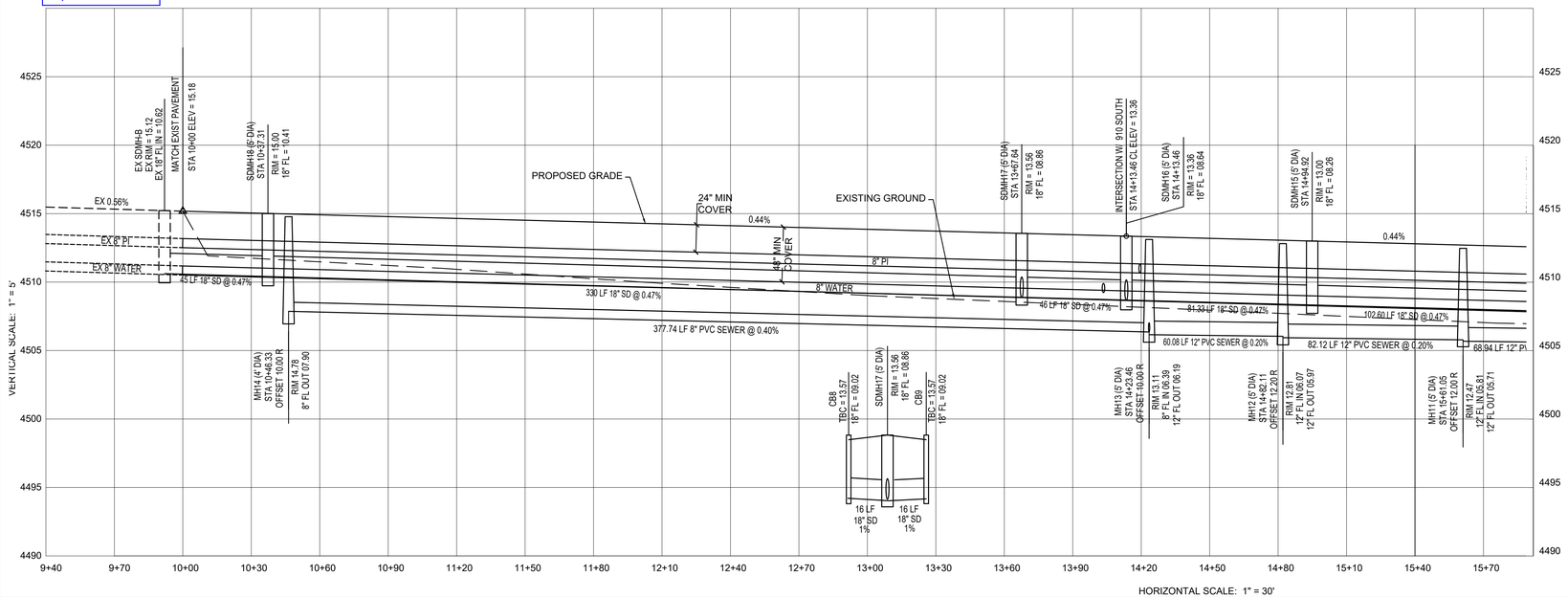
FINAL CONSTRUCTION PLANS

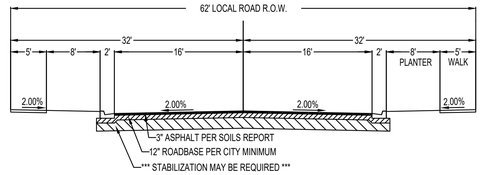
SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.3*

I:\my drive\berg civil\2021\woodside homes\stonecreek h_f\stonecreek k\sheets\c_k_03_grading2.dwg



Provide minimum 0.2 ft drop in FL within sewer manholes. Repeat Comment





Blue Stakes of UTAH 811 Bluestakes.org

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/15/22	SUBMITTAL 1
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KYLE R. BERG
PROJECT ENGINEER
7/27/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

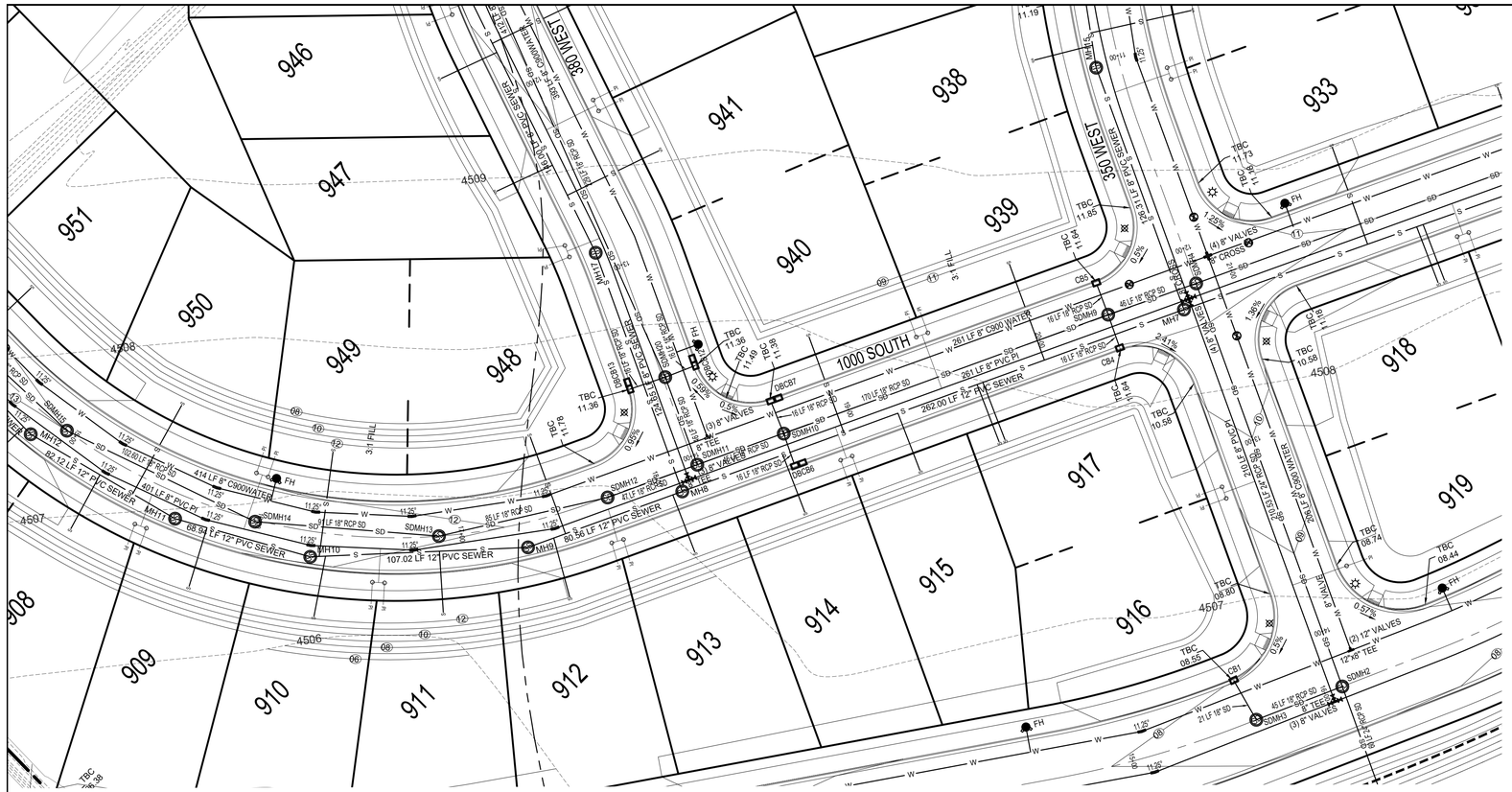
STONECREEK PLAT K

DESCRIPTION

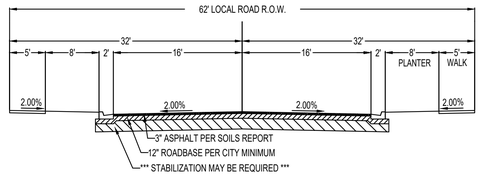
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
420 WEST PLAN & PROFILE	*C4.1*

my drive\berg civil\2021\woodside homes\stonecreek k_fullset\stonecreek k



420 WEST / 1000 SOUTH



Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492–1277
cell (801) 616–1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

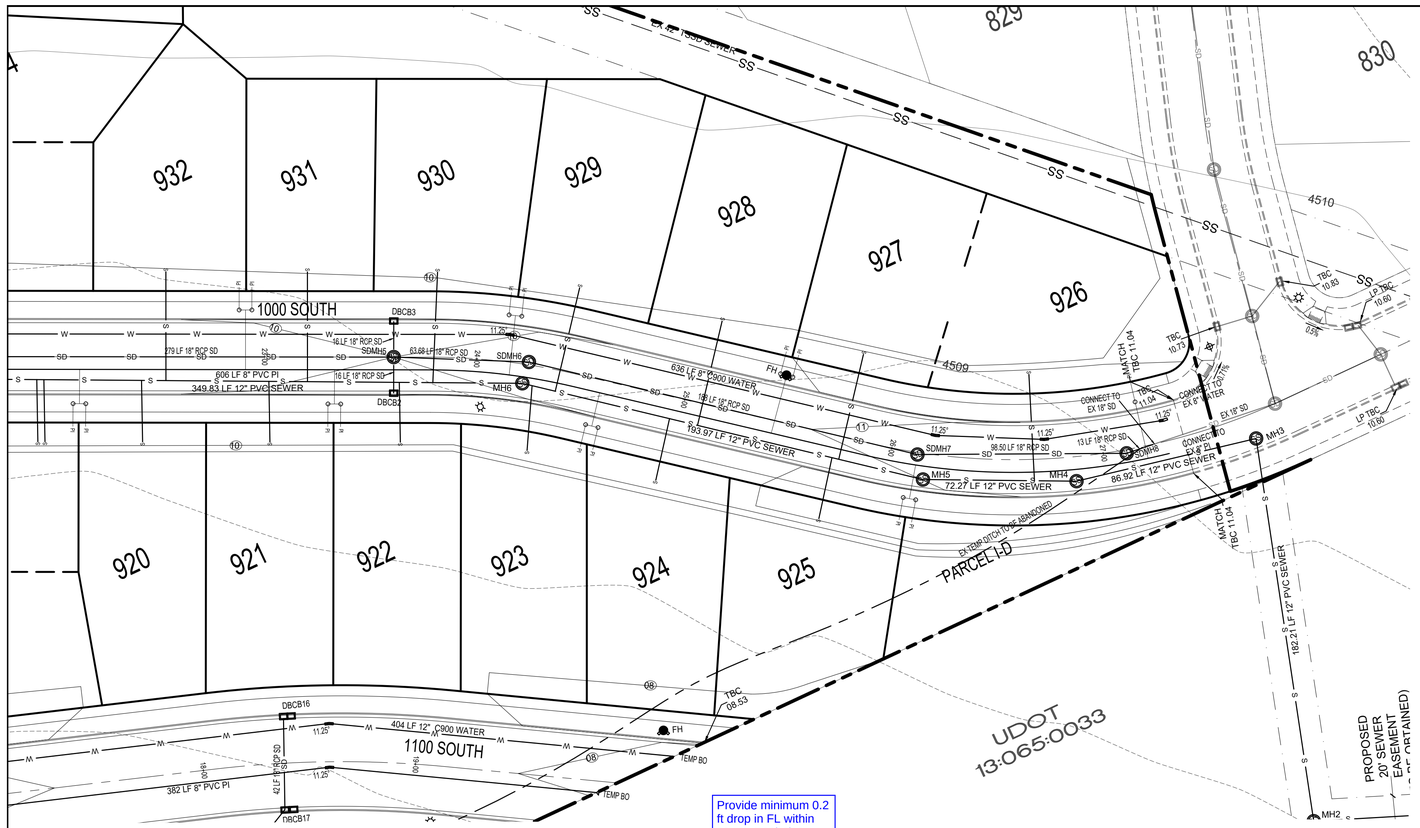
DESCRIPTION

FINAL CONSTRUCTION PLANS

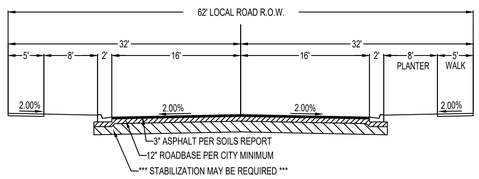
SHEET NAME	SHEET NUMBER
420 WEST PLAN & PROFILE	*C4.2*

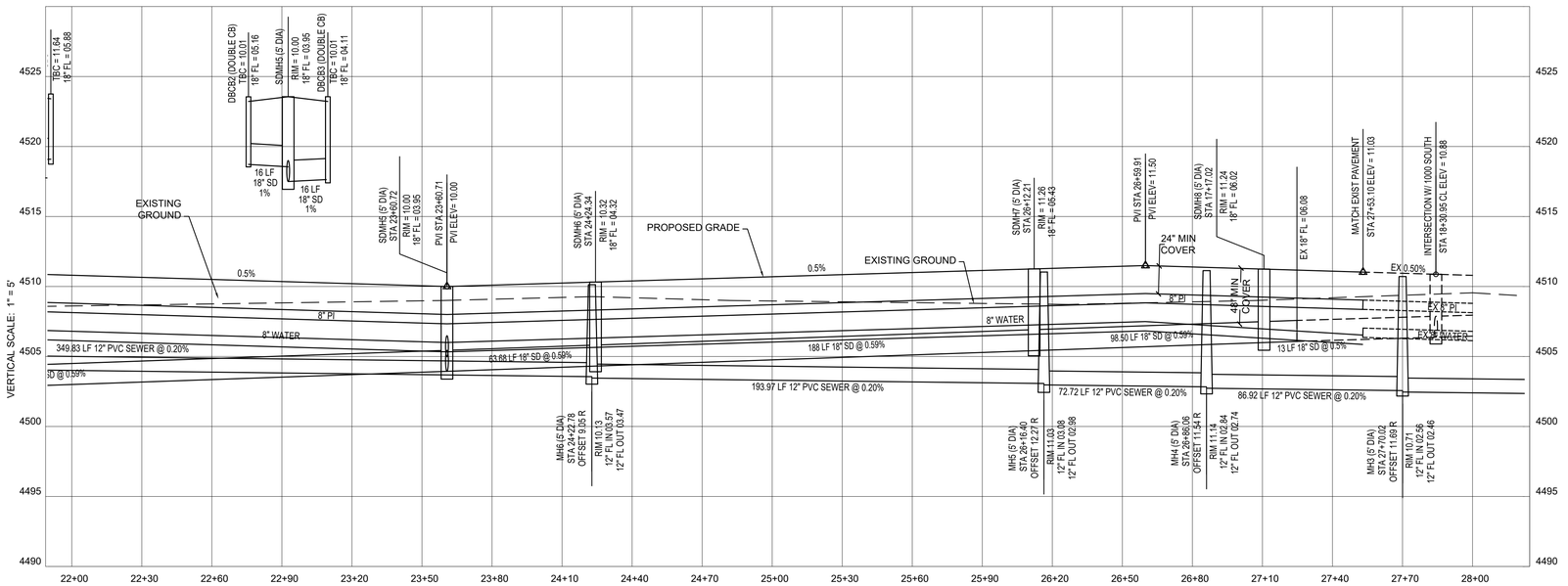
Blue Stakes of UTAH811 Bluestakes.org

I:\my drive\berg civil\2021\woodside homes\stonecreek ft. lot\stonecreek ft. lot\stonecreek ft. lot.dwg



Provide minimum 0.2 ft drop in FL within sewer manholes. Repeat Comment





Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/15/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — KYLE R. BERG — 6343602 — PROFESSIONAL ENGINEER — 7/27/2022

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

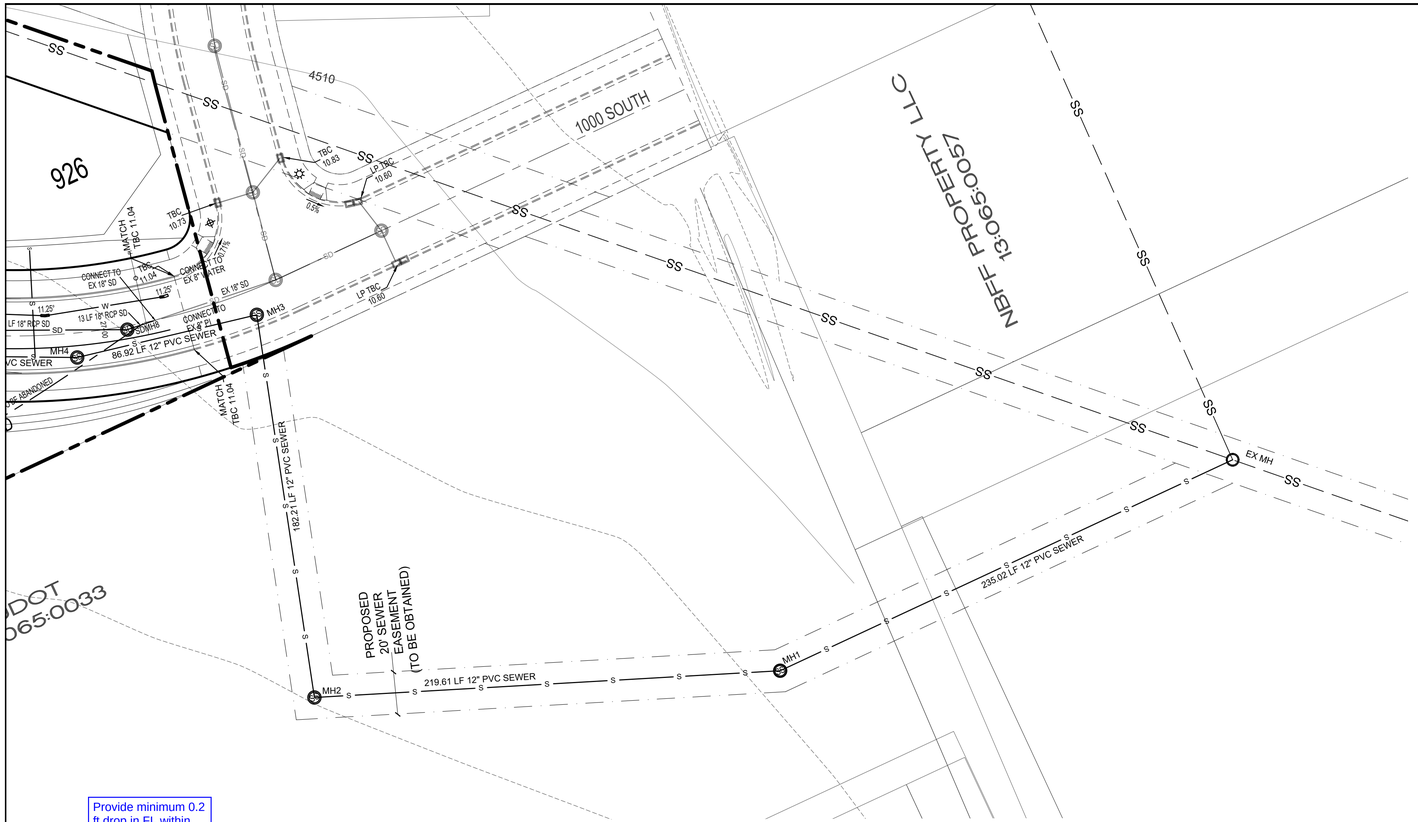
DESCRIPTION

FINAL CONSTRUCTION PLANS

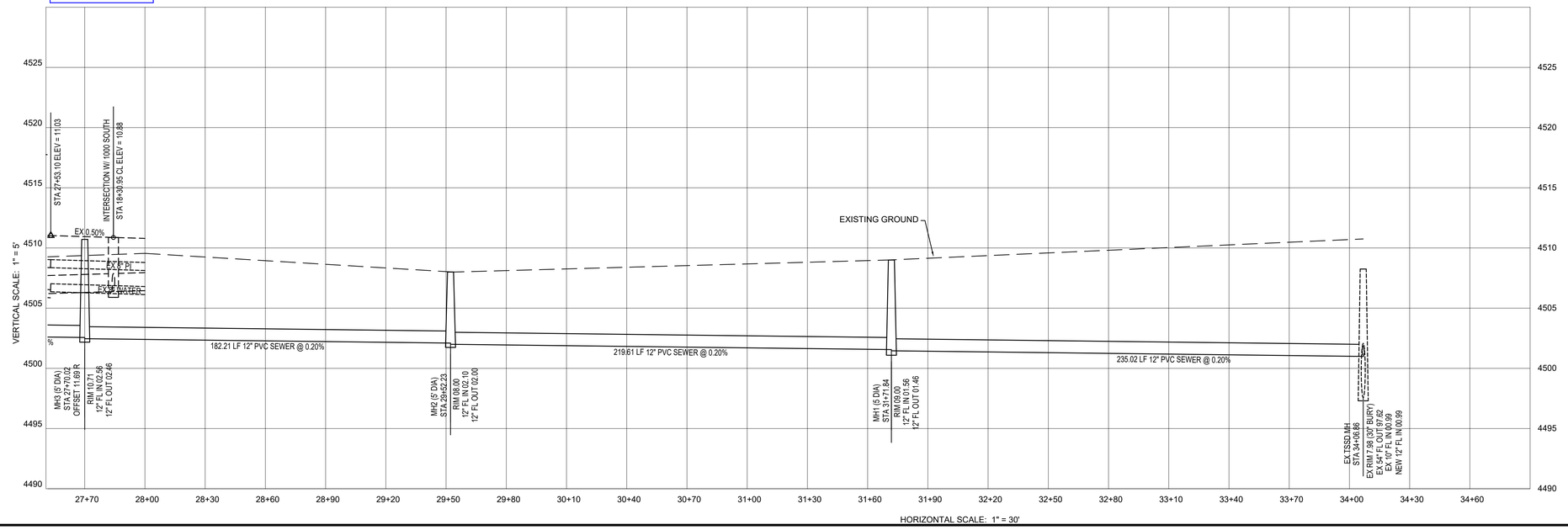
SHEET NAME	SHEET NUMBER
1000 SOUTH PLAN & PROFILE	*C4.3*

Blue Stakes of UTAH 811 Bluestakes.org

Copy drive\berg civil\2021\woodside homes\stonecreek 9_1\stonecreek 9_1



Provide minimum 0.2 ft drop in FL within sewer manholes. Repeat Comment



Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

Blue Stakes of UTAH 811 Bluestakes.org

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH — KYLE R. BERG — PROFESSIONAL ENGINEER — 7/27/2022 — 343602
1	6/15/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/27/2022

PROJECT

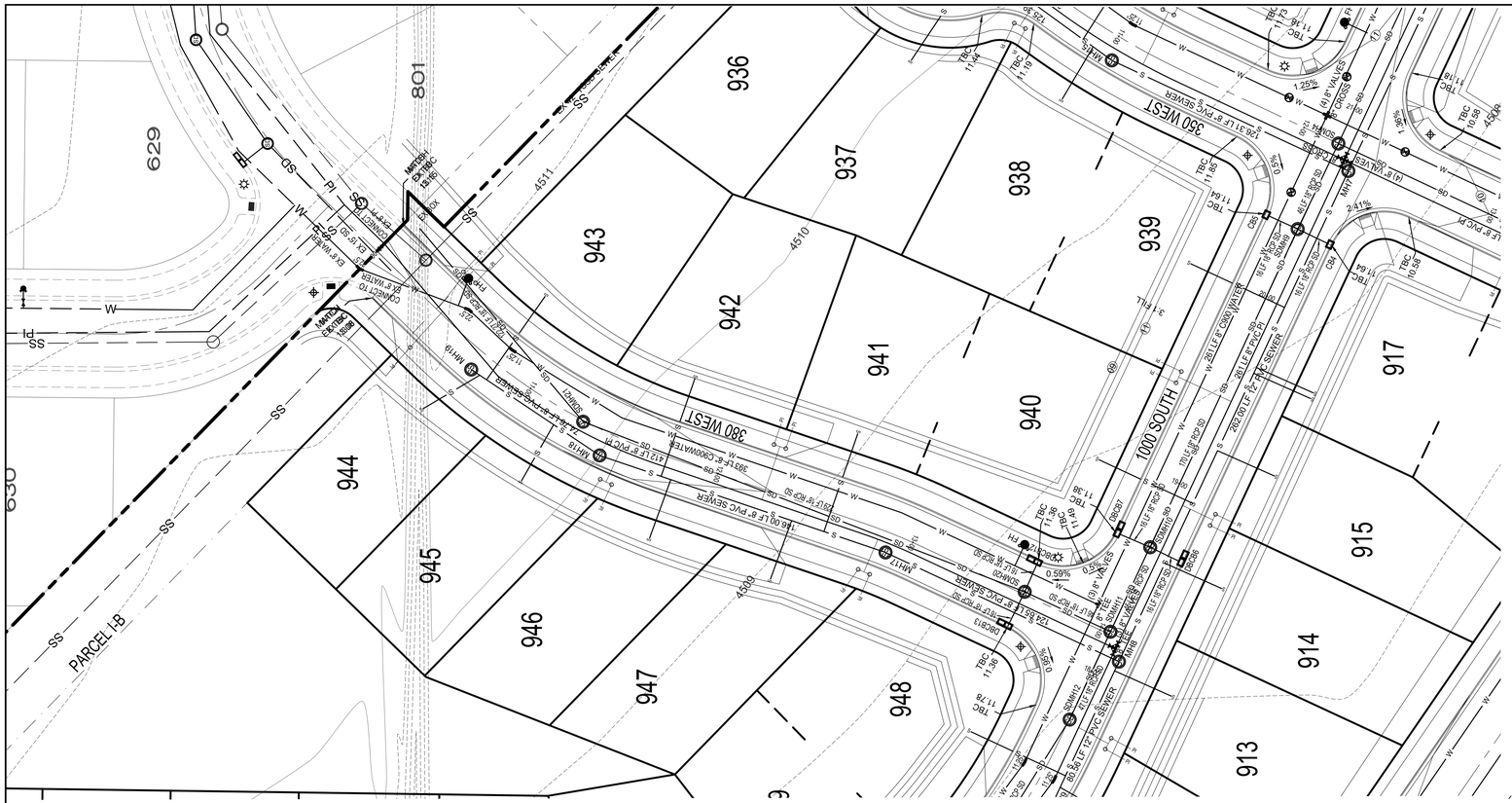
STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

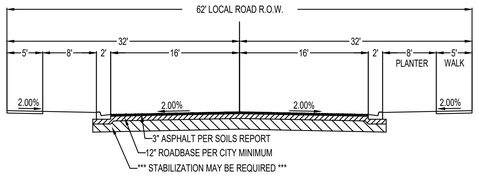
SHEET NAME	SHEET NUMBER
OFF-SITE SEWER PLAN & PROFILE	*C4.4*

Dwg drive/berg civil/2021/woodside homes/stonecreek ft_falconcrest ft



Provide minimum 0.2 ft drop in FL within sewer manholes. Repeat Comment

380 WEST



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — KYLE D. BERG — 343602 — 7/27/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

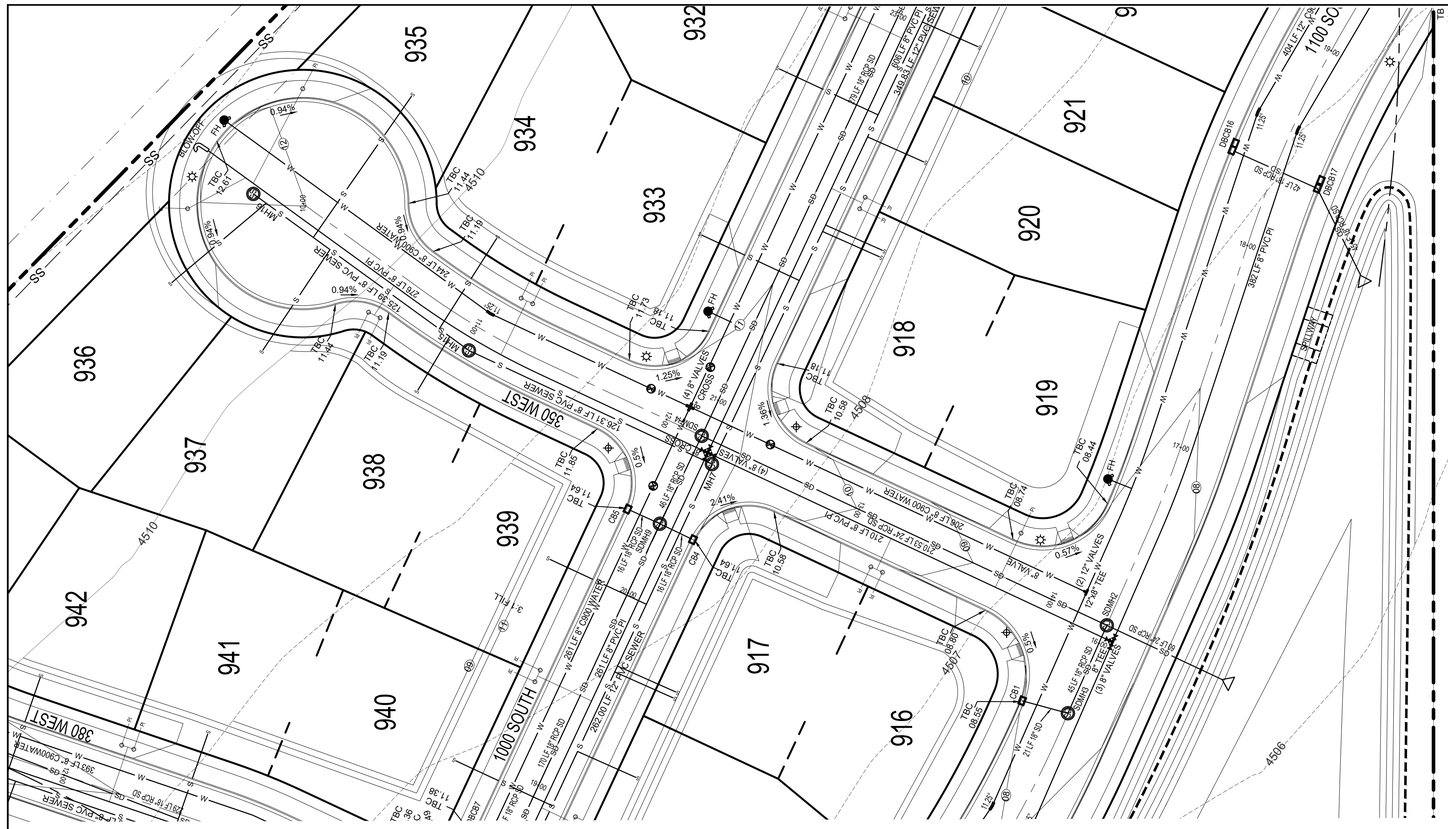
DESCRIPTION

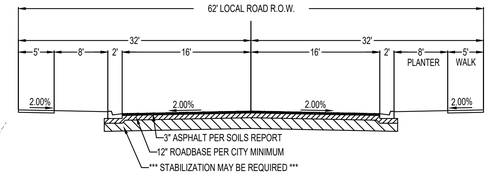
FINAL CONSTRUCTION PLANS

Blue Stakes of UTAH 811 Bluestakes.org

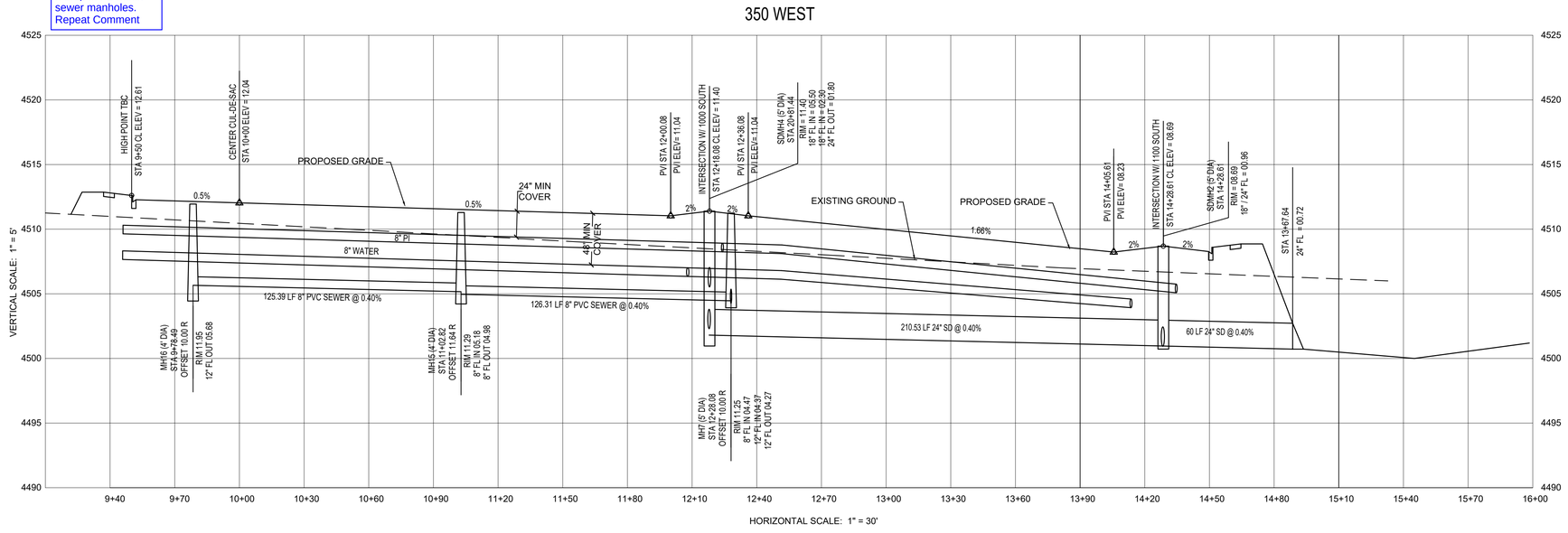
SHEET NAME	SHEET NUMBER
400 WEST PLAN & PROFILE	*C5.1*

I:\my drive\berg civil\2021\woodside homes\stonecreek ft_fabrocreek ii





Provide minimum 0.2 ft drop in FL within sewer manholes. Repeat Comment



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
	6/13/22	SUBMITTAL 1
1		
2		
3		
4		
5		
6		

SEAL

STATE OF UTAH
KYLE R. BERG
343602
REGISTERED PROFESSIONAL ENGINEER
7/27/2022

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

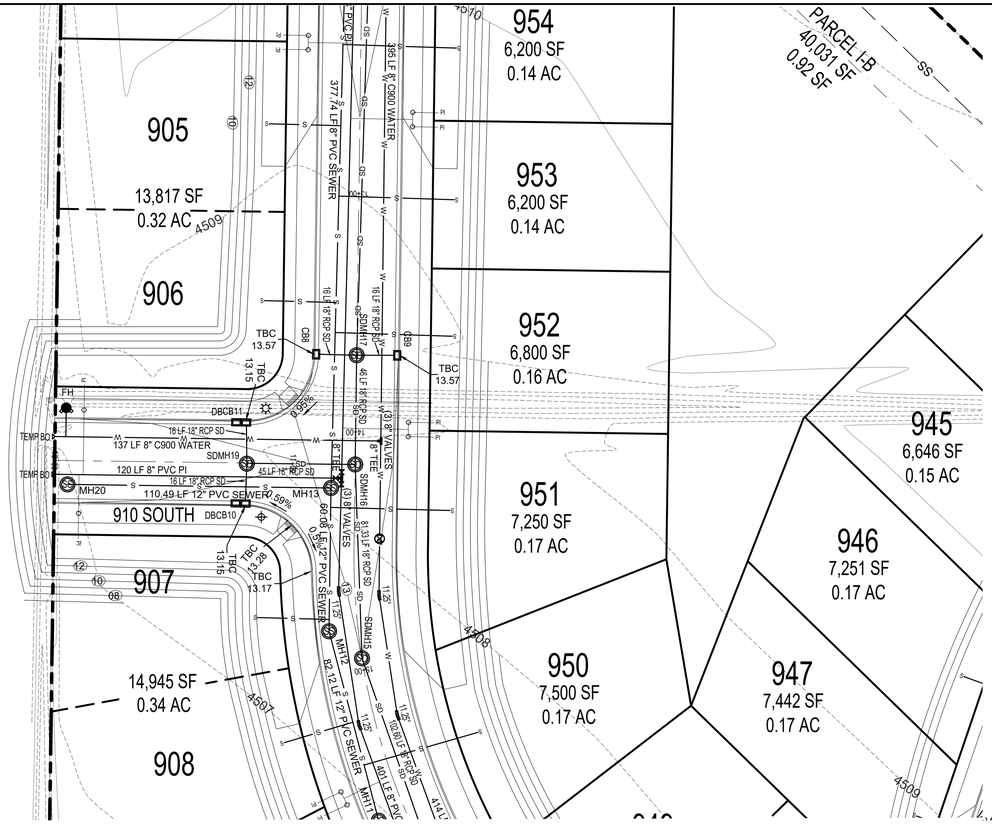
DESCRIPTION

FINAL CONSTRUCTION PLANS

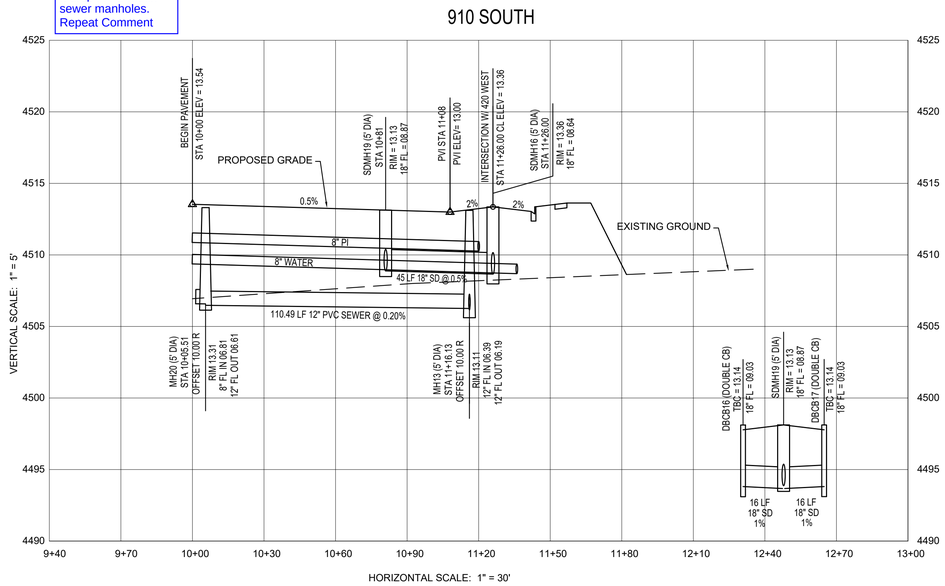
SHEET NAME	SHEET NUMBER
350 WEST PLAN & PROFILE	*C6.1*

Blue Stakes of UTAH 811 Bluestakes.org

File: d:\berg civil\2021\woodside homes\dcs\sheet files\c6.1 plan&profile 350 west.dwg



Provide minimum 0.2 ft drop in FL within sewer manholes. Repeat Comment



Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/15/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — R. BUD — CIVIL ENGINEERING — 7/27/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

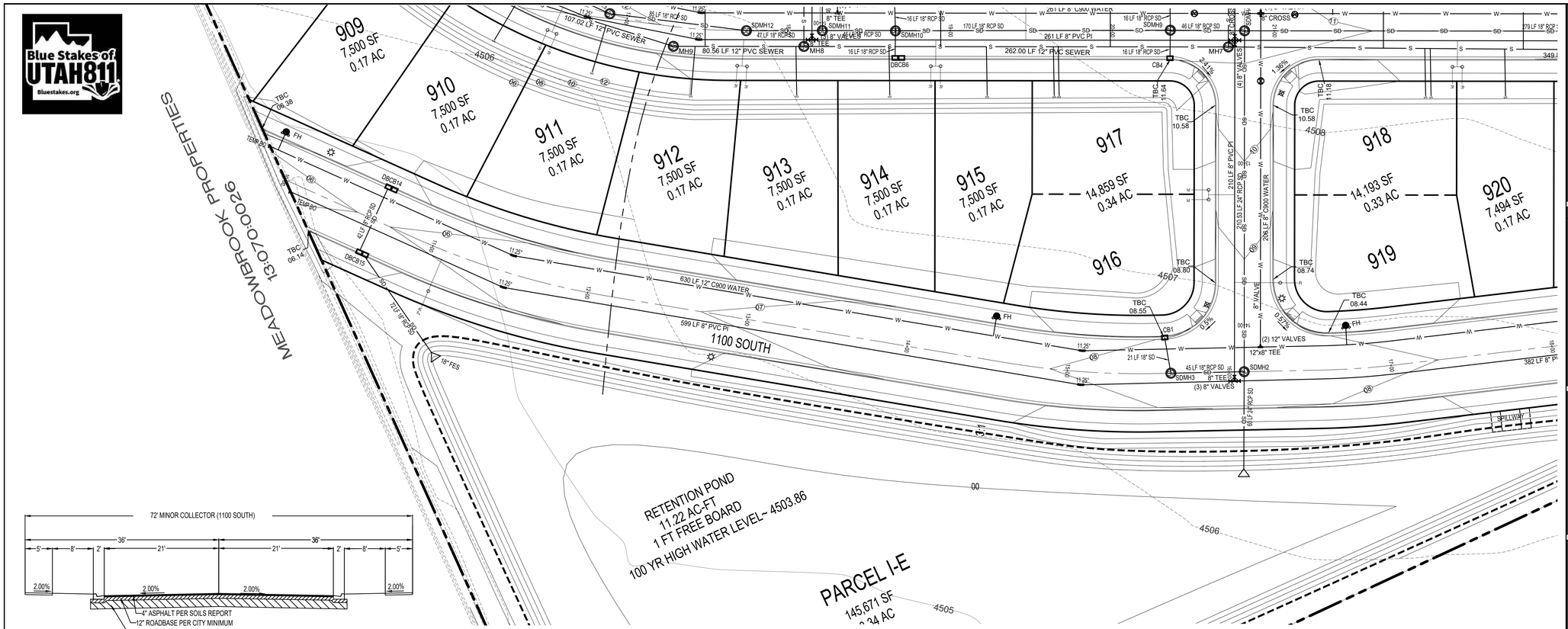
STONECREEK PLAT K

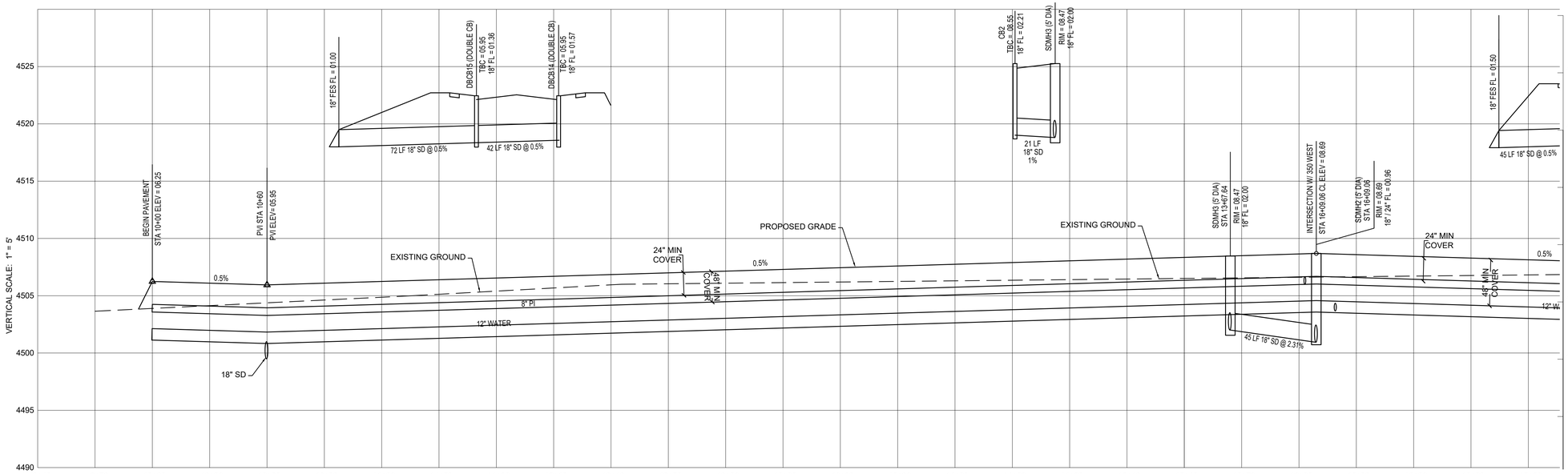
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
910 SOUTH PLAN & PROFILE	*C7.1*

Blue Stakes of UTAH811 Bluestakes.org





11

Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/15/22	SUBMITTAL 1	
2			
3			
4			
5			
6			

STATE OF UTAH — R. BUM — REGISTERED ENG — 7/27/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

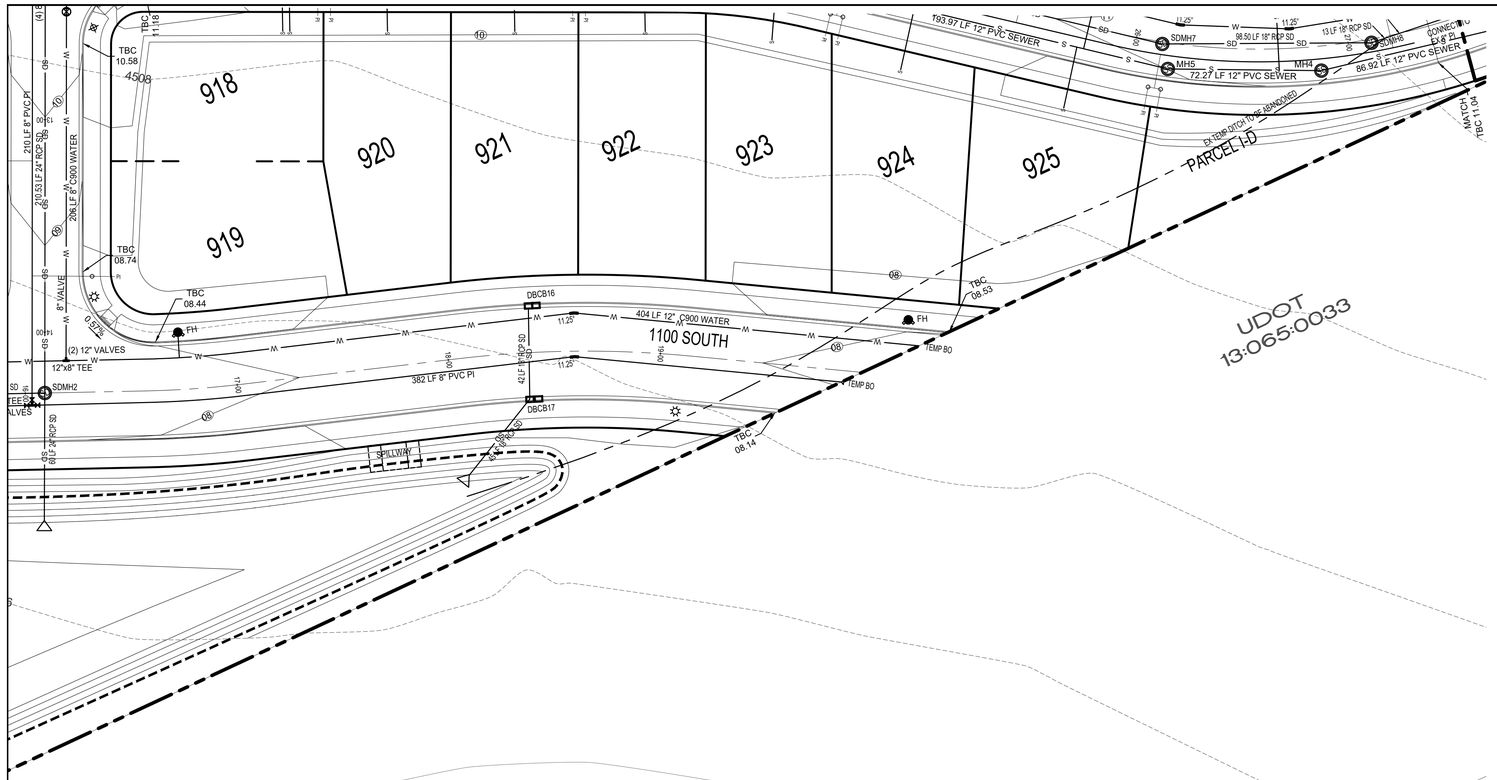
STONECREEK PLAT K

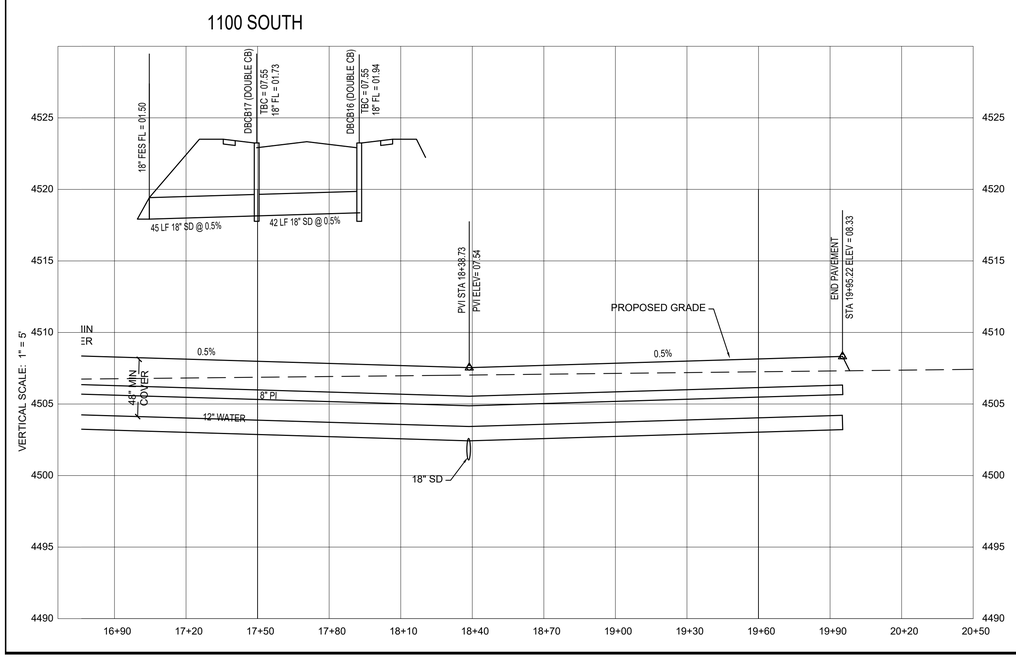
DESCRIPTION

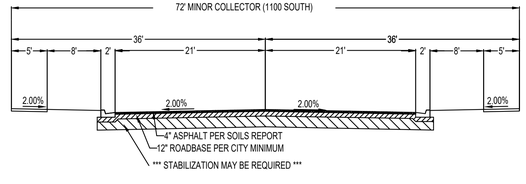
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
1100 SOUTH PLAN & PROFILE	*C8.1*

Dwg drive\berg civil\2021\woodside homes\stonecreek K_fullsonecreek K







Blue Stakes of UTAH 811 Bluestakes.org

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 15 30 60 90
SCALE: 1"= 30'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KARL G. BERG, 343602, REGISTERED PROFESSIONAL ENGINEER, 7/27/2022
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
1100 SOUTH PLAN & PROFILE	*C8.2*

I:\my drive\berg civil\2021\woodside homes\stonecreek 5\ 1stonecreek 5 ...

Blue Stakes of UTAH 811
Bluestakes.org

CONSTRUCTION NOTES

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

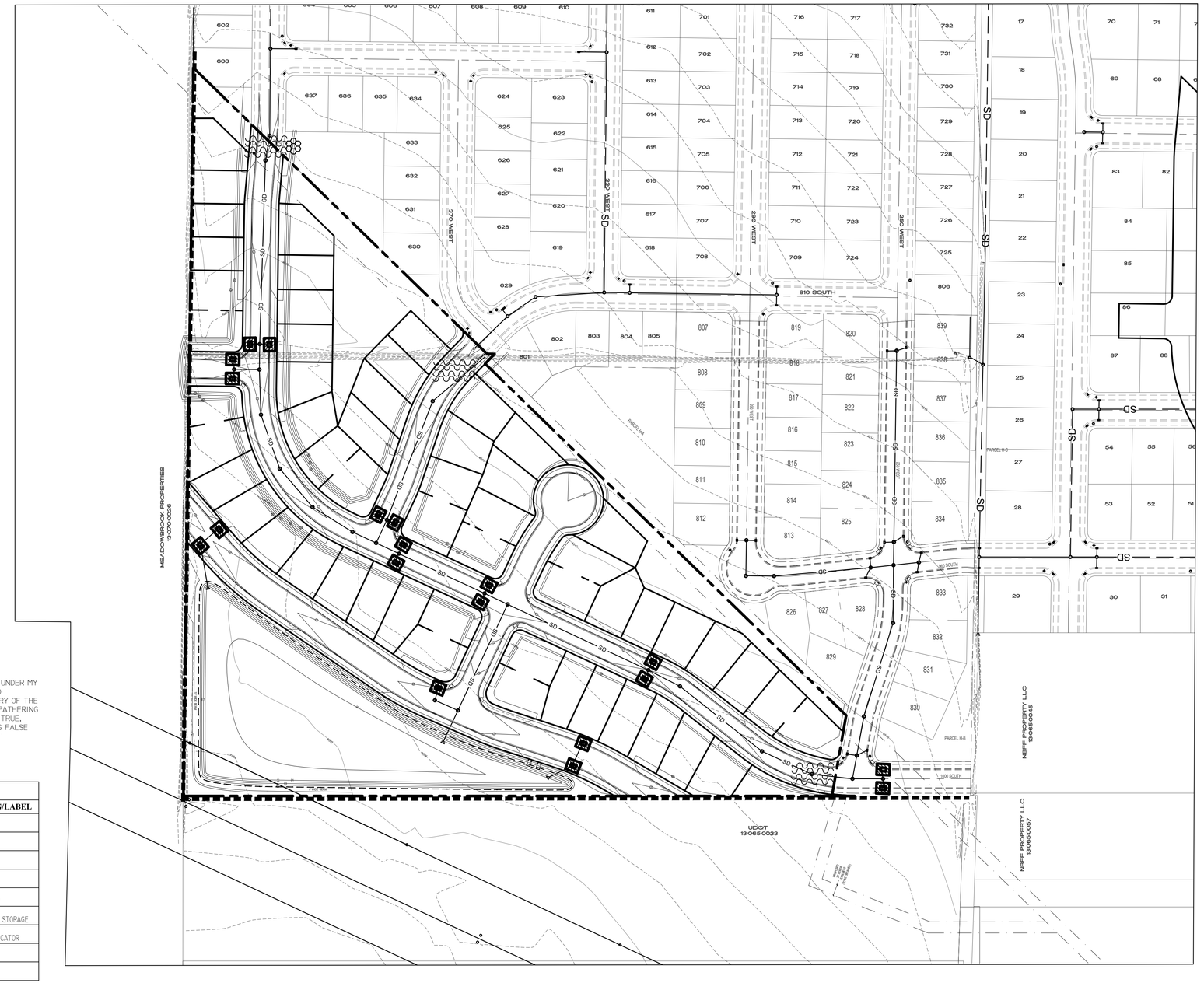
SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
			FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH
KENNETH R. BERG
7/27/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SWPPP	*C9*

I:\my drive\berg civil\2021\woodside homes\stonecreek h_listonecreek k final\cv_k_09-swppp.dwg

GENERAL NOTES

1. This project is located within the sensitive lands area of the city. Therefore a detailed engineering soils report has been prepared for the site. This soils report filed with American Fork city, gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, Groundwater Monitoring Stations and Utility Trenching.
2. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
3. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
4. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
5. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
6. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
7. Upon substantial completion of the project, all new utility work completed during the project shall be mapped (surveyed) and submitted to the city electronically in both a PDF and GIS format. GIS data shall be in a shape file format compatible with ARCMAP version 10.8 and in State Plan Coordinates (Utah Central Zone - NAD 88 - US survey feet)
8. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
9. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
12. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
16. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
22. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
3. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
4. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
5. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
6. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
7. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle coverage under the Utah Division of Water Quality General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

SANITARY SEWERS

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self-sealing gaskets.
5. The approved construction drawings shall show where bolt-down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All ductile iron pipe shall be in accordance with AWWA C151 and ANSI A-21.51. Ductile iron pipes shall be Class 50 for slip-on or mechanical joint piping (class 51 for 8 inch and under) and Class 53 for flanged joint pipes.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro - seeded and hydro - mulched according to the City of American Fork Standard Specifications.
2. Here private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K
1000 SOUTH 400 WEST

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT. 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	STATE OF UTAH R. BUTLER BERG 7/27/2022 343602 PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	7/27/2022

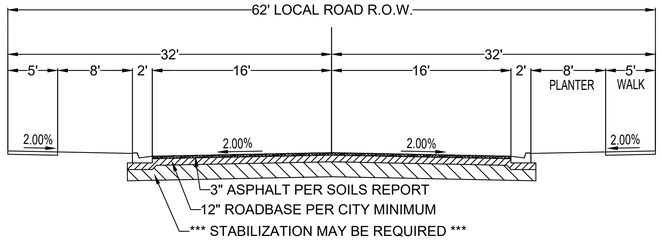
PROJECT

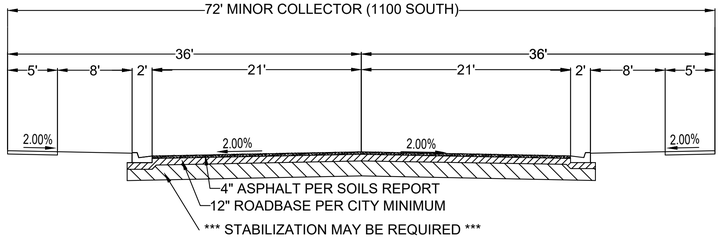
STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	*GN1*





CONSTRUCTION NOTE:

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH 400 WEST

Berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	6/13/22	SUBMITTAL 1	
2			
3			
4			
5			
6			
7			

STATE OF UTAH — KYLE P. BUM — REGISTERED — 7/27/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	7/27/2022

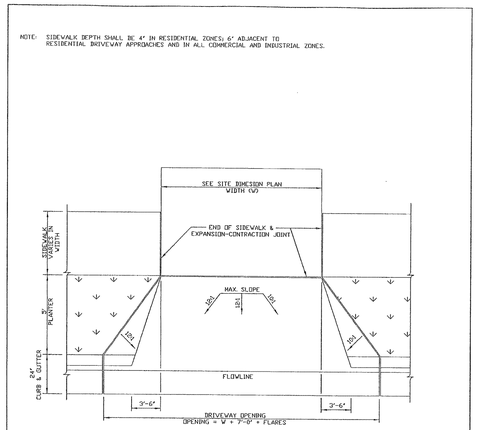
PROJECT

STONECREEK PLAT K

DESCRIPTION

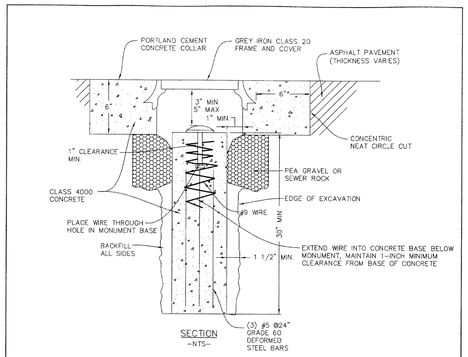
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D0*



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-4992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

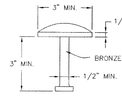


SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES



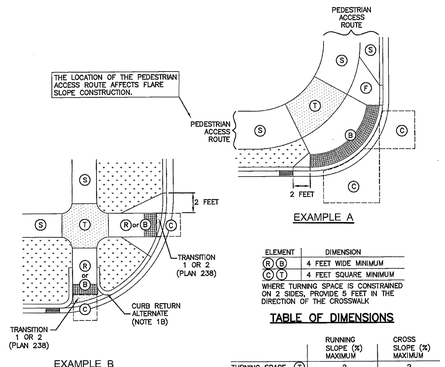
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-4992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL

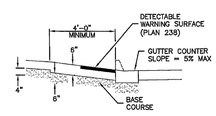


EXAMPLE A

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

EXAMPLE B



MATERIALS

TABLE OF DIMENSIONS

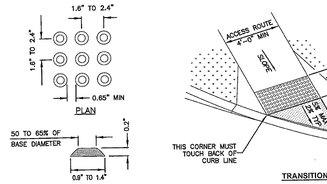
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

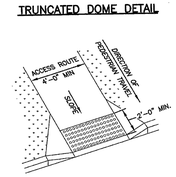
Corner curb cut assembly

September 2011 | 63 | Plan 235 Sheet 1 of 4

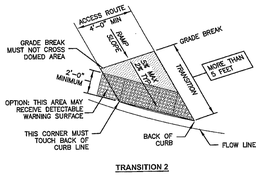


TRUNCATED DOME DETAIL

TRANSITION 1

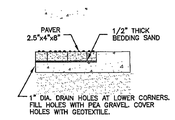


PERPENDICULAR ASSEMBLY

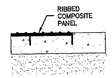


TRANSITION 2

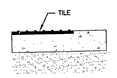
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



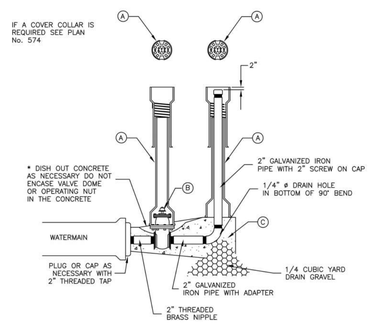
STYLE T

Detectable warning surface

July 2011 | 79 | Plan 238

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

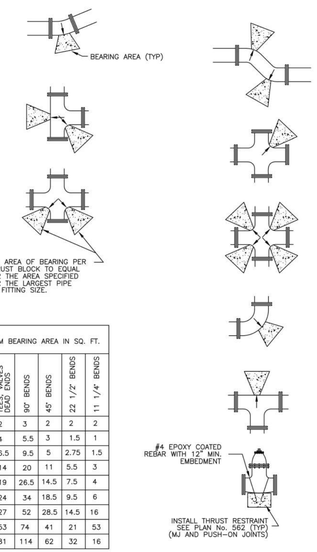


SECTION

LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561

2" Washout valve

April 1997 | 243 | Plan No. 571



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES AND CAPS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

Direct bearing thrust block

April 1997 | 239 | Plan No. 561

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BUM 343602 6/13/2022 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	6/13/2022

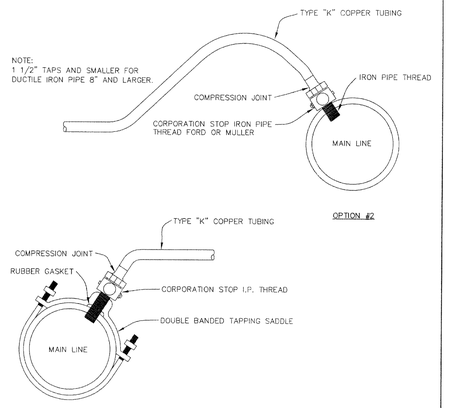
PROJECT

STONECREEK PLAT K

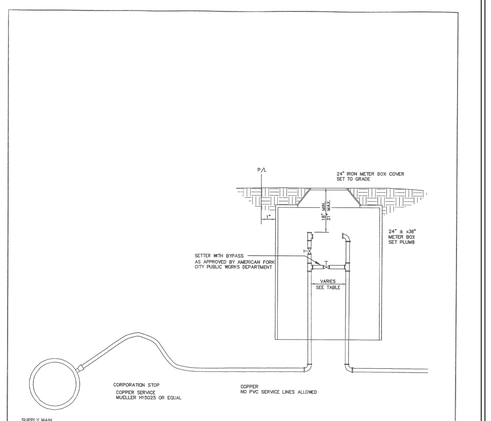
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D1*

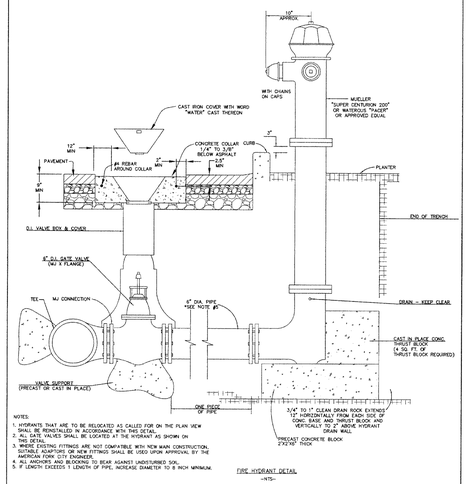


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

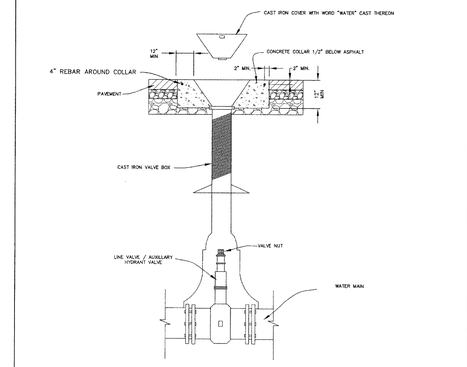
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE CLOSELY TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 5 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

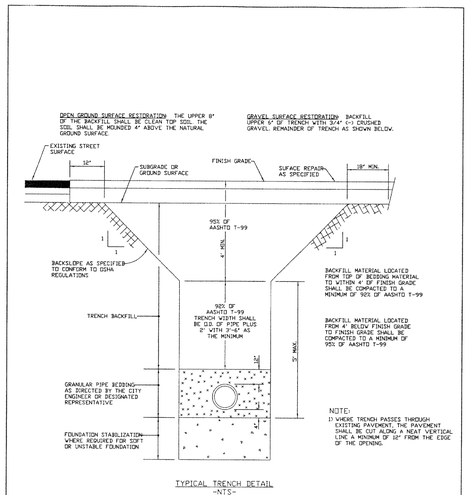
FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6



VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

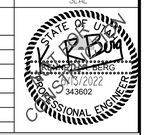
1000 SOUTH
400 WEST

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL



ACTION	DATE
FINAL	6/13/2022

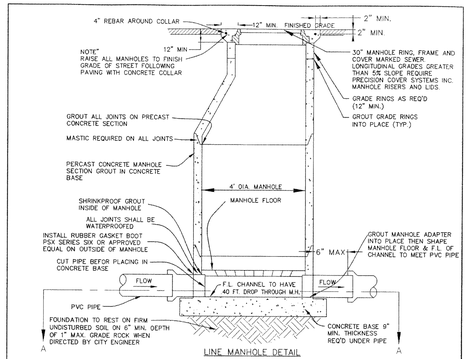
PROJECT

STONECREEK PLAT K

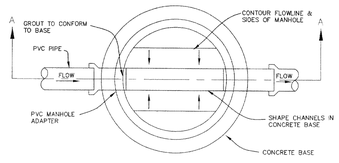
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*

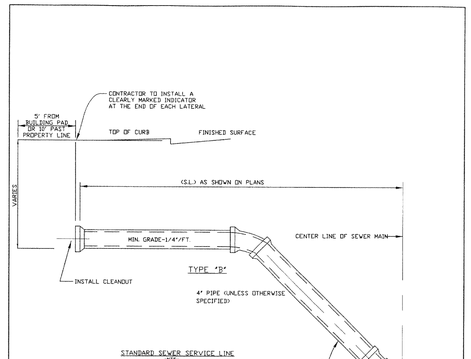


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

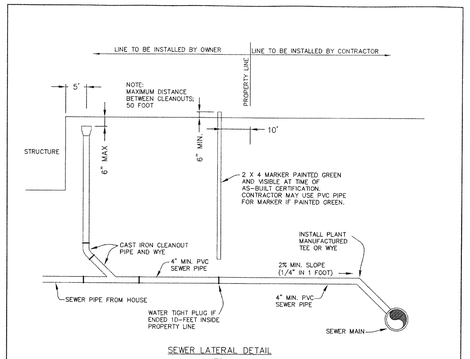
DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



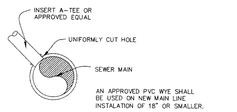
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



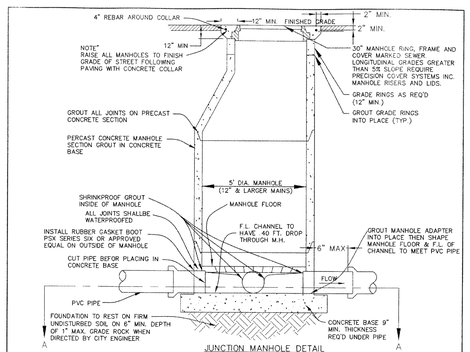
SEWER LATERAL DETAIL
-NTS-



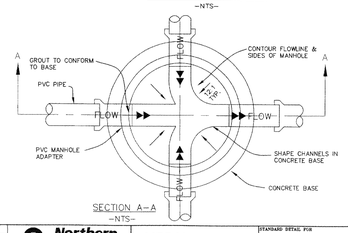
SEWER SERVICE LATERAL SADDLE
-NTS-

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

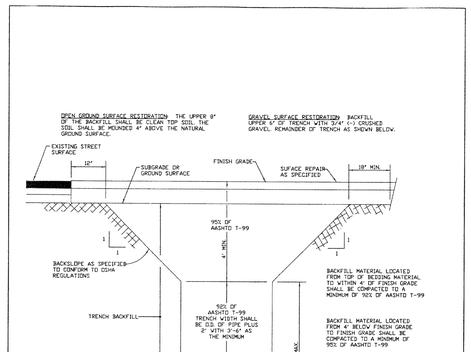


JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

Berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUM, REGISTERED, 6/13/2022, 343602, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL	6/13/2022

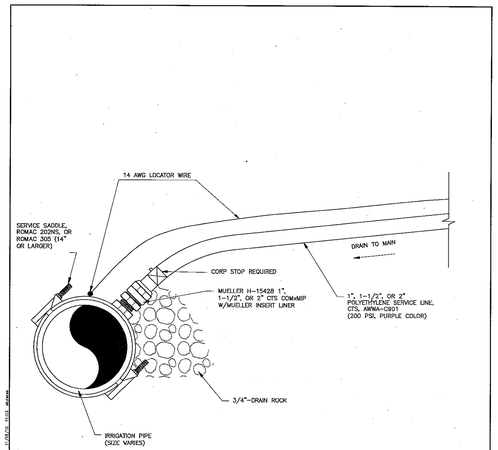
PROJECT

STONECREEK PLAT K

DESCRIPTION

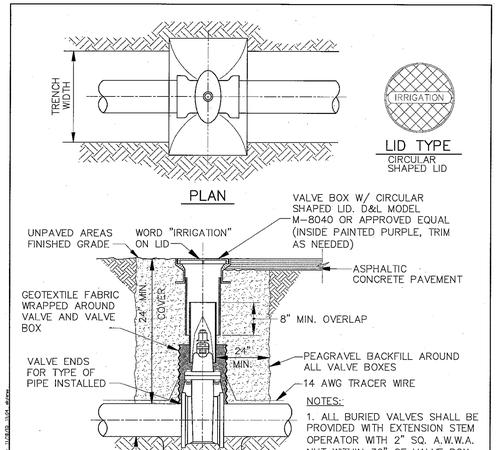
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	*D3*



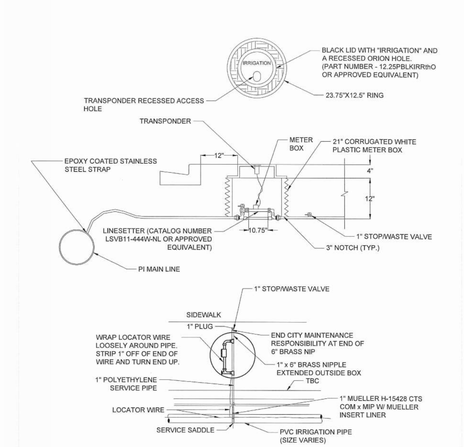
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
REVISED: 11/2010				
DATE:				
SCALE:				



VALVE BOX INSTALLATION

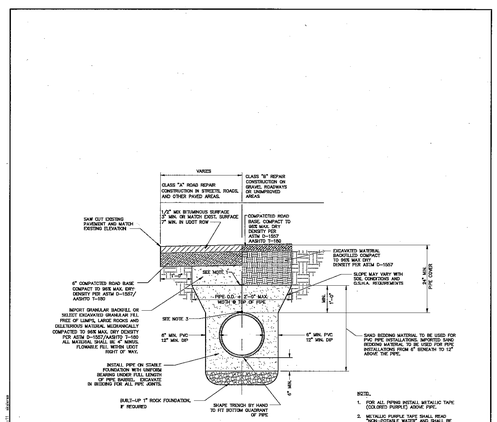
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				



1" PLAN VIEW
NTS

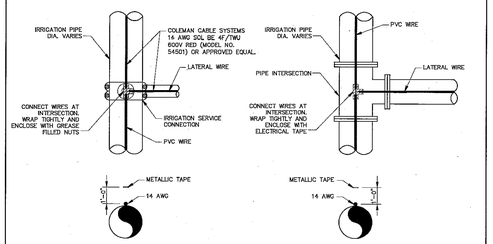
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

MVU	AMERICAN FORK PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	AMERICAN FORK CITY	1" PI METER PLACEMENT	15.5D
MAY 2019				
VARIES				



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A
REVISED: 11/2010				
DATE:				
SCALE:				



14 AWG LOCATOR WIRE
NTS

NOTES:
1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LOCATOR WIRE DETAIL	DRAWING NO. 15.33
REVISED: 11/2010				
DATE:				
SCALE:				

Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLAT K

1000 SOUTH
400 WEST

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL



ACTION	DATE
FINAL	6/13/2022

PROJECT

STONECREEK PLAT K

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	*D4*

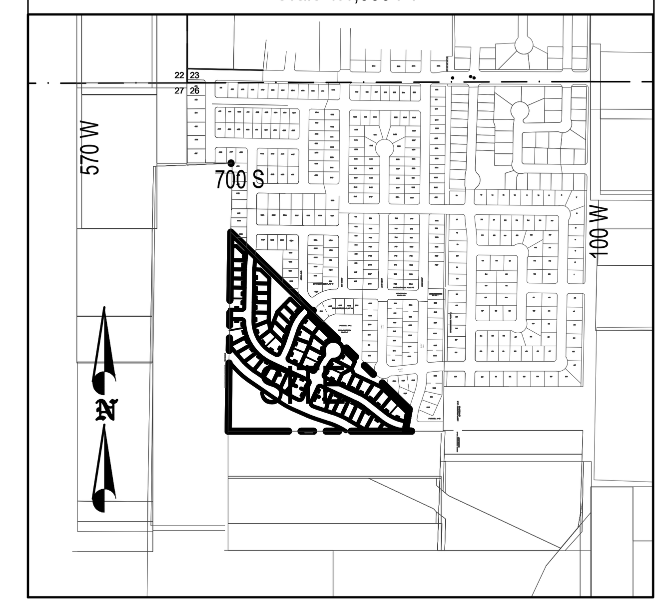
STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS	
DEVELOPMENT AREA	19.78 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

NOTES

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

N

60 0 60 120 180

SCALE 1"=60'

SURVEYOR

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

6-14-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK H_I\Stonecreek K Final\SC_K FINAL PLAT K.dwg

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF __________ A.D. 20___,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, ____________________, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. ____________________. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE ____________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 287.73 FEET AND SOUTH 983.21 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT F THE FOLLOWING TWO (2) COURSES: 1) SOUTH 45°44'08" EAST 736.78 FEET, AND 2) SOUTH 89°15'06" EAST 13.66 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT J; THENCE ALONG SAID PLAT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 44°15'52" WEST 24.41 FEET, 2) SOUTH 45°44'08" EAST 906.00 FEET, 3) ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS S10°57'07"W 10.15 FEET), 4) SOUTH 10°00'05" WEST 134.43 FEET, AND 5) ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS S86°28'26"E 40.69 FEET); THENCE NORTH 89°59'52" WEST 1206.35 FEET; THENCE NORTH 00°47'08" EAST 1309.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 861,538 SF OR 19.78 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS 55
NUMBER OF PARCELS 5

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________

DAY OF ______________, A.D. ____

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF __________, A.D. ______ PERSONALLY APPEARED BEFORE ME MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC ____________________

NOTARY FULL NAME ____________________, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER ____________ MY COMMISSION EXPIRES ____________

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ________, A.D. ___.

MAYOR ____________ CITY COUNCIL MEMBER ____________

CITY COUNCIL MEMBER ____________ CITY COUNCIL MEMBER ____________

CITY COUNCIL MEMBER ____________ CITY COUNCIL MEMBER ____________

APPROVED ____________ CITY ENGINEER ATTEST ____________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF __________, A.D. ________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER ____________ CHAIRMAN, PLANNING COMMISSION ____________

STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	306.00	10.15	01°54'04"	10.15	S10°57'08"W
C2	331.00	40.72	07°02'53"	40.69	S86°28'26"E
C3	486.00	125.00	14°44'11"	124.65	S48°08'20"E
C4	500.00	93.20	10°40'50"	93.07	S60°50'50"E
C5	476.00	46.11	05°33'02"	46.09	S68°57'46"E
C6	514.00	109.25	12°10'42"	109.05	S65°38'56"E
C7	350.00	66.76	10°55'42"	66.66	N30°31'46"E
C8	275.00	30.38	06°19'47"	30.37	N21°54'01"E
C9	275.00	122.53	25°31'45"	121.52	N31°30'00"E
C10	275.00	20.76	04°19'33"	20.76	S02°56'55"W
C11	275.00	315.44	65°43'13"	298.43	S32°04'29"E
C12	300.00	68.98	13°10'27"	68.83	S58°20'52"E
C13	300.00	164.91	31°29'41"	162.84	S67°30'28"E
C14	306.00	23.10	04°19'33"	23.10	S02°56'55"W
C15	306.00	15.32	02°52'08"	15.32	S03°40'38"W
C16	306.00	7.78	01°27'27"	7.78	S01°30'51"W
C17	15.00	23.56	90°00'00"	21.21	S45°47'08"W
C18	15.00	23.03	87°57'47"	20.83	S45°13'59"E
C19	306.00	340.12	63°41'00"	322.88	S33°05'36"E
C20	306.00	40.59	07°36'01"	40.56	S05°03'06"E
C21	306.00	60.10	11°15'09"	60.00	S14°28'41"E
C22	306.00	60.10	11°15'09"	60.00	S25°43'50"E
C23	306.00	63.26	11°50'39"	63.14	S37°16'44"E
C24	306.00	60.10	11°15'09"	60.00	S48°49'38"E
C25	306.00	55.98	10°28'53"	55.90	S59°41'39"E
C26	15.00	23.56	90°00'00"	12.21	S19°56'05"E
C27	20.00	30.77	88°09'08"	27.83	S69°08'29"W
C28	464.00	91.31	11°16'32"	91.17	N61°08'41"W
C29	450.00	12.36	01°34'25"	12.36	N54°43'13"W
C30	450.00	83.75	10°39'48"	83.63	N48°36'06"W
C31	450.00	19.63	02°29'57"	19.63	N42°01'13"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C32	522.00	134.26	14°44'11"	133.89	S48°08'20"E
C33	536.00	99.92	10°40'50"	99.77	S60°50'50"E
C34	512.00	49.60	05°33'02"	49.58	S68°57'46"E
C35	478.00	101.60	12°10'42"	101.41	S65°38'56"E
C36	550.00	116.90	12°10'42"	116.68	N65°38'56"W
C37	550.00	56.27	05°51'44"	56.25	N62°29'27"W
C38	550.00	60.15	06°15'58"	60.12	N68°33'18"W
C39	550.00	0.48	00°03'00"	0.48	N71°42'47"W
C40	440.00	37.27	04°51'12"	37.26	N69°18'41"W
C41	20.00	32.10	91°57'00"	28.76	N20°54'35"W
C42	15.00	23.56	90°00'00"	21.21	N70°03'55"E
C43	269.00	61.85	13°10'27"	61.72	S58°20'52"E
C44	269.00	14.38	03°03'42"	14.37	S63°24'14"E
C45	269.00	47.48	10°06'45"	47.42	S56°49'01"E
C46	331.00	180.18	31°11'22"	177.97	S67°21'19"E
C47	331.00	25.34	04°23'09"	25.33	S53°57'12"E
C48	331.00	154.84	26°48'13"	153.44	S69°32'53"E
C49	15.00	23.44	89°32'19"	21.13	S54°46'17"W
C50	269.00	134.74	28°41'55"	133.33	N66°06'36"W
C51	269.00	113.14	24°05'51"	112.31	N68°24'37"W
C52	269.00	21.60	04°36'04"	21.60	N54°03'41"W
C53	331.00	76.11	13°10'27"	75.94	N58°20'52"W
C54	331.00	34.85	06°01'58"	34.84	N54°46'37"W
C55	331.00	41.26	07°08'29"	41.23	N61°21'51"W
C56	15.00	23.56	90°00'00"	21.21	N19°56'05"W
C57	319.00	60.85	10°55'42"	60.75	N30°31'46"E
C58	319.00	19.14	03°26'13"	19.13	N26°47'01"E
C59	319.00	41.71	07°29'29"	41.68	N32°14'52"E
C60	15.00	14.10	53°51'40"	13.59	N62°55'27"E
C61	63.00	7.16	06°30'31"	7.15	N86°36'01"E
C62	63.00	94.46	85°54'09"	85.85	N40°23'41"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C63	63.00	94.96	86°21'30"	86.22	N45°44'08"W
C64	63.00	64.68	58°49'30"	61.88	S61°40'22"W
C65	63.00	55.12	50°07'41"	53.38	S07°11'47"W
C66	15.00	10.38	39°38'28"	10.17	S01°57'11"W
C67	15.00	3.72	14°13'12"	3.71	S28°53'01"W
C68	381.00	72.67	10°55'42"	72.56	S30°31'46"W
C69	381.00	53.54	08°03'04"	53.49	S31°58'05"W
C70	381.00	19.13	02°52'38"	19.13	S26°30'14"W
C71	15.00	23.56	90°00'00"	21.21	S70°03'55"W
C72	15.00	23.56	90°00'00"	21.21	N19°56'05"W
C73	306.00	33.81	06°19'47"	33.79	N21°54'01"E
C74	306.00	17.17	03°12'54"	17.17	N23°27'28"E
C75	306.00	16.64	03°06'53"	16.63	N20°17'34"E
C76	244.00	108.72	25°31'45"	107.82	N31°30'00"E
C77	244.00	37.44	08°47'32"	37.41	N23°07'54"E
C78	244.00	71.28	16°44'12"	71.02	N35°53'46"E
C79	15.00	18.04	68°55'17"	16.98	S09°48'14"W
C80	306.00	136.64	25°31'45"	135.22	S31°30'00"W
C81	306.00	48.64	09°06'28"	48.59	S39°42'38"W
C82	306.00	62.20	11°38'50"	62.10	S29°20'00"W
C83	306.00	25.50	04°46'27"	25.49	S21°07'21"W
C84	244.00	26.96	06°19'47"	26.94	S21°54'01"W
C85	244.00	6.76	01°35'15"	6.76	S19°31'45"W
C86	244.00	20.20	04°44'32"	20.19	S22°41'39"W
C87	15.00	23.56	90°00'00"	21.21	S70°03'55"W
C88	244.00	279.88	65°43'13"	264.18	N32°08'10"W
C89	244.00	79.63	18°41'53"	79.28	N55°35'09"W
C90	244.00	68.63	16°06'52"	68.40	N38°10'46"W
C91	244.00	88.58	20°48'05"	88.10	N19°43'18"W
C92	244.00	43.04	10°06'23"	42.98	N04°16'04"W
C93	244.00	18.42	04°19'33"	18.42	N02°56'55"E
C94	244.00	10.00	02°20'59"	10.00	N01°57'37"E
C95	244.00	8.42	01°58'35"	8.42	N04°07'24"E

STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR

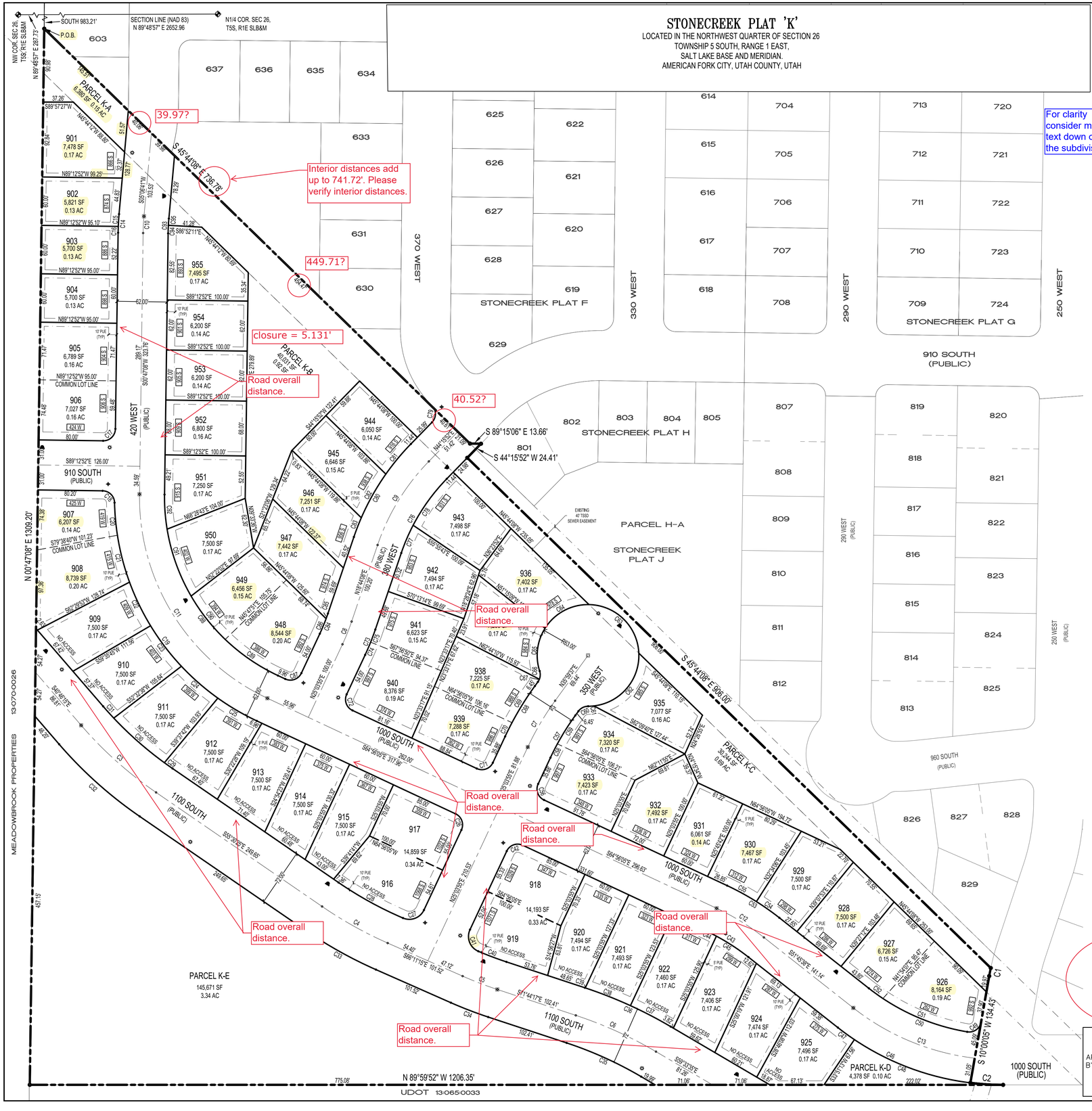
ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

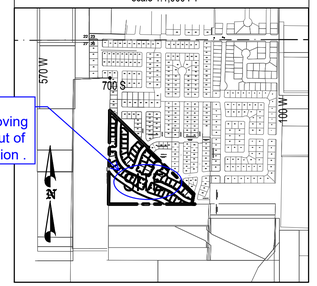
STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS

DEVELOPMENT AREA	19.78 AC
EXISTING ZONING: PR 3.0 CONSERVATION SUBDIVISION	
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

NOTES

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

N

60 0 60 120 180

SCALE 1"=60'

Surveyor company information.

SURVEYOR

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ DATE

_____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°48'57"E 287.73 FEET AND SOUTH 983.21 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT F THE FOLLOWING TWO (2) COURSES: 1) SOUTH 45°44'08" EAST 736.78 FEET, AND 2) SOUTH 89°15'06" EAST 13.66 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT J; THENCE ALONG SAID PLAT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 44°15'52" WEST 24.41 FEET, 2) SOUTH 45°44'08" EAST 906.00 FEET, 3) ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS S10°57'07"W 10.15 FEET), 4) SOUTH 10°00'05" WEST 134.43 FEET, AND 5) ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS S86°28'26"E 40.69 FEET); THENCE NORTH 89°59'52" WEST 1206.35 FEET; THENCE NORTH 00°47'08" EAST 1309.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 861,538 SF OR 19.78 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS	55
NUMBER OF PARCELS	5

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT _____ WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ____.

MAYOR — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER — ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER — CHAIRMAN, PLANNING COMMISSION

STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

6-14-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK K | \Stonecreek K Final\SC_K FINAL PLAT K.dwg

STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	306.00	10.15	01°54'04"	10.15	S10°57'08"W
C2	331.00	40.72	07°02'53"	40.69	S86°28'26"E
C3	486.00	125.00	14°44'11"	124.65	S48°08'20"E
C4	500.00	93.20	10°40'50"	93.07	S60°50'50"E
C5	476.00	46.11	05°33'02"	46.09	S68°57'46"E
C6	514.00	109.25	12°10'42"	109.05	S65°38'56"E
C7	350.00	66.76	10°55'42"	66.66	N30°31'46"E
C8	275.00	30.38	06°19'47"	30.37	N21°54'01"E
C9	275.00	122.53	25°31'45"	121.52	N31°30'00"E
C10	275.00	20.76	04°19'33"	20.76	S02°56'55"W
C11	275.00	315.44	65°43'13"	298.43	S32°04'29"E
C12	300.00	68.98	13°10'27"	68.83	S58°20'52"E
C13	300.00	164.91	31°29'41"	162.84	S67°30'28"E
C14	306.00	23.10	04°19'33"	23.10	S02°56'55"W
C15	306.00	15.32	02°52'08"	15.32	S03°40'38"W
C16	306.00	7.78	01°27'27"	7.78	S01°30'51"W
C17	15.00	23.56	90°00'00"	21.21	S45°47'08"W
C18	15.00	23.03	87°57'47"	20.83	S45°13'59"E
C19	306.00	340.12	63°41'00"	322.88	S33°05'36"E
C20	306.00	40.59	07°36'01"	40.56	S05°03'06"E
C21	306.00	60.10	11°15'09"	60.00	S14°28'41"E
C22	306.00	60.10	11°15'09"	60.00	S25°43'50"E
C23	306.00	63.26	11°50'39"	63.14	S37°16'44"E
C24	306.00	60.10	11°15'09"	60.00	S48°49'38"E
C25	306.00	55.98	10°28'53"	55.90	S59°41'39"E
C26	15.00	23.56	90°00'00"	12.21	S19°56'05"E
C27	20.00	30.77	88°09'08"	27.83	S69°08'29"W
C28	464.00	91.31	11°16'32"	91.17	N61°08'41"W
C29	450.00	12.36	01°34'25"	12.36	N54°43'13"W
C30	450.00	83.75	10°39'48"	83.63	N48°36'06"W
C31	450.00	19.63	02°29'57"	19.63	N42°01'13"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C32	522.00	134.26	14°44'11"	133.89	S48°08'20"E
C33	536.00	99.92	10°40'50"	99.77	S60°50'50"E
C34	512.00	49.60	05°33'02"	49.58	S68°57'46"E
C35	478.00	101.60	12°10'42"	101.41	S65°38'56"E
C36	550.00	116.90	12°10'42"	116.68	N65°38'56"W
C37	550.00	56.27	05°51'44"	56.25	N62°29'27"W
C38	550.00	60.15	06°15'58"	60.12	N68°33'18"W
C39	550.00	0.48	00°03'00"	0.48	N71°42'47"W
C40	440.00	37.27	04°51'12"	37.26	N69°18'41"W
C41	20.00	32.10	91°57'00"	28.76	N20°54'35"W
C42	15.00	23.56	90°00'00"	21.21	N70°03'55"E
C43	269.00	61.85	13°10'27"	61.72	S58°20'52"E
C44	269.00	14.38	03°03'42"	14.37	S63°24'14"E
C45	269.00	47.48	10°06'45"	47.42	S56°49'01"E
C46	331.00	180.18	31°11'22"	177.97	S67°21'19"E
C47	331.00	25.34	04°23'09"	25.33	S53°57'12"E
C48	331.00	154.84	26°48'13"	153.44	S69°32'53"E
C49	15.00	23.44	89°32'19"	21.13	S54°46'17"W
C50	269.00	134.74	28°41'55"	133.33	N66°06'36"W
C51	269.00	113.14	24°05'51"	112.31	N68°24'37"W
C52	269.00	21.60	04°36'04"	21.60	N54°03'41"W
C53	331.00	76.11	13°10'27"	75.94	N58°20'52"W
C54	331.00	34.85	06°01'58"	34.84	N54°46'37"W
C55	331.00	41.26	07°08'29"	41.23	N61°21'51"W
C56	15.00	23.56	90°00'00"	21.21	N19°56'05"W
C57	319.00	60.85	10°55'42"	60.75	N30°31'46"E
C58	319.00	19.14	03°26'13"	19.13	N26°47'01"E
C59	319.00	41.71	07°29'29"	41.68	N32°14'52"E
C60	15.00	14.10	53°51'40"	13.59	N62°55'27"E
C61	63.00	7.16	06°30'31"	7.15	N86°36'01"E
C62	63.00	94.46	85°54'09"	85.85	N40°23'41"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C63	63.00	94.96	86°21'30"	86.22	N45°44'08"W
C64	63.00	64.68	58°49'30"	61.88	S61°40'22"W
C65	63.00	55.12	50°07'41"	53.38	S07°11'47"W
C66	15.00	10.38	39°38'28"	10.17	S01°57'11"W
C67	15.00	3.72	14°13'12"	3.71	S28°53'01"W
C68	381.00	72.67	10°55'42"	72.56	S30°31'46"W
C69	381.00	53.54	08°03'04"	53.49	S31°58'05"W
C70	381.00	19.13	02°52'38"	19.13	S26°30'14"W
C71	15.00	23.56	90°00'00"	21.21	S70°03'55"W
C72	15.00	23.56	90°00'00"	21.21	N19°56'05"W
C73	306.00	33.81	06°19'47"	33.79	N21°54'01"E
C74	306.00	17.17	03°12'54"	17.17	N23°27'28"E
C75	306.00	16.64	03°06'53"	16.63	N20°17'34"E
C76	244.00	108.72	25°31'45"	107.82	N31°30'00"E
C77	244.00	37.44	08°47'32"	37.41	N23°07'54"E
C78	244.00	71.28	16°44'12"	71.02	N35°53'46"E
C79	15.00	18.04	68°55'17"	16.98	S09°48'14"W
C80	306.00	136.64	25°31'45"	135.22	S31°30'00"W
C81	306.00	48.64	09°06'28"	48.59	S39°42'38"W
C82	306.00	62.20	11°38'50"	62.10	S29°20'00"W
C83	306.00	25.50	04°46'27"	25.49	S21°07'21"W
C84	244.00	26.96	06°19'47"	26.94	S21°54'01"W
C85	244.00	6.76	01°35'15"	6.76	S19°31'45"W
C86	244.00	20.20	04°44'32"	20.19	S22°41'39"W
C87	15.00	23.56	90°00'00"	21.21	S70°03'55"W
C88	244.00	279.88	65°43'13"	264.18	N32°08'10"W
C89	244.00	79.63	18°41'53"	79.28	N55°35'09"W
C90	244.00	68.63	16°06'52"	68.40	N38°10'46"W
C91	244.00	88.58	20°48'05"	88.10	N19°43'18"W
C92	244.00	43.04	10°06'23"	42.98	N04°16'04"W
C93	244.00	18.42	04°19'33"	18.42	N02°56'55"E
C94	244.00	10.00	02°20'59"	10.00	N01°57'37"E
C95	244.00	8.42	01°58'35"	8.42	N04°07'24"E

STONECREEK PLAT 'K'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor company information.

SURVEYOR

ENGINEER

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

AMERICAN FORK CITY **MEETING DATE:** September 7th, 2022
PLANNING COMMISSION **DEPARTMENT:** Public Works

AGENDA TOPIC: Public hearing and recommendation of a code text amendment to Sections 15.16.250, 15.16.260 and 15.16.270 within the Floodplain Management Title related to construction within flood hazard areas and enforcement of the amendment.

Background

American Fork City Staff is requesting a code text amendment to Sections 15.16.250, 15.16.260 and 15.16.270. The specific request deals with construction of development and public improvements within areas of special flood hazards to ensure that said improvements are constructed above base flood elevations.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment to Sections 15.16.250 Specific Standards, 15.16.260 Residential Construction and 15.16.270 Nonresidential Construction within the Floodplain Management title amending construction requirement within special flood hazard areas.

DENIAL

Mr. Chairman, I move that we recommend denial of the Code Text Amendment.

TABLE

Mr. Chairman, I move that we table action on the Code Text Amendment, and instruct staff to_____.

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTIONS 15.16.250, 15.16.260, and 15.16.270 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO CONSTRUCTION WITHIN FLOOD HAZARD AREAS AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, Section 15.16.250 of the American Fork Municipal Code relates to specific standards for construction within flood hazard areas;

WHEREAS, Section 15.16.260 of the American Fork Municipal Code relates to construction of residential construction within flood hazard areas;

WHEREAS, Section 15.16.270 of the American Fork Municipal Code relates to nonresidential construction within flood hazard areas;

WHEREAS, City Council desires to amend the requirements for development within flood hazard areas;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to flood hazard zones;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 15.16.250 of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 15.16.250 Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.16.150 the standards in Sections 15.16.260 and 15.16.270 ~~are required~~shall apply. Additionally, all roadways constructed within areas of special flood hazards shall be constructed ~~within a special flood hazard area with~~ so that the top back of curb is at least one foot above the base flood elevation.~~-~~ Where the base flood elevation has not been determined, it shall be required to establish the base flood elevation prior to construction of the roadway.

SECTION 2. Section 15.16.260 of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 15.16.260 Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated at least one foot~~to or~~ above the base flood elevation and at least one foot above the average elevation of the edge of asphalt on the roadway(s) adjacent to the building lot or parcel. A registered professional engineer, architect, or land surveyor shall submit

a certification to the Floodplain Administrator that the standard of this section as proposed in Section 15.16.110 is satisfied.

SECTION 3. Section 15.16.270 of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 15.16.270 Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated at least one foot~~to or~~ above the level of the base flood elevation and at least one foot above the average elevation of the edge of asphalt on the roadway(s) adjacent to the building lot or parcel; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be developed and/or reviewed and certified by a registered professional engineer or architect that the design, specifications, plans and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certifications which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be provided to the Floodplain Administrator who shall maintain such records.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2022.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

AMERICAN FORK CITY **MEETING DATE:** September 7th, 2022
PLANNING COMMISSION **DEPARTMENT:** Public Works

AGENDA TOPIC: Public hearing and recommendation of a code text amendment to Section 15.01.140, titled Sewage System amending the elevation drop in a manhole.

Background

American Fork City Staff is requesting a code text amendment to Section 15.01.140. The specific request reduces the minimum allowed drop through a sanitary sewer manhole from 0.40 feet to 0.20 feet.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment to Section 15.01.140 titled Sewage Systems amending the allowed drop through a manhole.

DENIAL

Mr. Chairman, I move that we recommend denial of the Code Text Amendment.

TABLE

Mr. Chairman, I move that we table action on the Code Text Amendment, and instruct staff to_____.

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTIONS 15.01.140 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO THE SEWAGE SYSTEM.

WHEREAS, Section 15.01.140 of the American Fork Municipal Code relates to specific standards for construction of sewage systems;

WHEREAS, City Council desires to amend the requirements for sewage system design;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to sewage systems;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 15.01.140 of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 15.01.140 Sewage System

1. No development approvals will be allowed to connect to an existing main-line system if the existing piping is incapable of carrying the projected sewage flows until major system changes are constructed that increase the flow capacity of the existing sewer main-line.
2. Sewer mains shall be a minimum of eight inches in diameter and designed in accordance with Utah State Division of Health Standards.
3. All sewer mains and laterals must be inspected in place before backfilling is accomplished.
4. All sewer manholes shall have a ~~0.4~~minimum 0.20-foot elevation drop uniformly through each manhole.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part

thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2022.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

AMERICAN FORK CITY **MEETING DATE:** September 7th, 2022
PLANNING COMMISSION **DEPARTMENT:** Public Works

AGENDA TOPIC: Public hearing and recommendation of a code text amendment to Section 15.01.610.C, titled Manholes amending the elevation drop in a manhole.

Background

American Fork City Staff is requesting a code text amendment to Section 15.01.610.C. The specific request reduces the minimum allowed drop through a sanitary sewer manhole from 0.40 feet to 0.20 feet.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment to Section 15.01.610.C titled Manholes amending the allowed drop through a manhole.

DENIAL

Mr. Chairman, I move that we recommend denial of the Code Text Amendment.

TABLE

Mr. Chairman, I move that we table action on the Code Text Amendment, and instruct staff to_____.

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTIONS 15.01.610 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO THE SEWAGE SYSTEM.

WHEREAS, Section 15.01.610 of the American Fork Municipal Code relates to specific standards for construction of manholes;

WHEREAS, City Council desires to amend the requirements for manholes;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to manholes;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 15.01.610.C of the American Fork City Municipal Code is hereby amended to read as follows:

Sec 15.01.610 Manholes

C. Bases. All manhole bases shall be pre-cast and shall have pipe inverts and a resilient connection between pipe and manhole for each pipe connecting to the manhole unless otherwise noted and approved by city engineer. The rubber gasket boot PSX Series Six, or approved equal, shall be installed outside of the manhole and shrink-proof grout pipe connection will be put on the inside of the manhole. Cast-in-place bases shall be at least nine inches in thickness and shall extend at least six inches radially outside of the outside dimension of the manhole section. Precast bases shall be a minimum of nine inches in thickness. Concrete bases shall be placed upon a minimum of six inches of compacted one-inch minus gravel.

The concrete base shall be constructed so the first section of the precast manhole has a uniform bearing throughout the full circumference of the manhole wall. Sufficient mortar shall be deposited on the concrete base to provide a water tight seal between the base and the manhole wall. Concrete used in the construction of the base shall conform to six and one-half bag, four thousand psi concrete as specified in the concrete section of these specifications.

Where sewer lines pass through or enter manholes, the invert channels shall be smooth and semi-circular in cross section conforming to the details shown on the drawing, incorporating a minimum ~~four~~two-tenths-foot (0.20-foot) drop through the manhole. Changes of direction of flow within the manholes shall be made with a smooth curve with as long a radius as possible. The floor of the manhole outside the flow channels shall be made with a smooth curve with as long a radius as possible. The floor of the manhole outside the flow channels shall be smooth and slope toward the channel at not less than one inch per foot.

Concrete pipe connections to manholes shall be achieved by use of manhole coupling adapters, rubber gaskets (ASTM C923 specifications), positive seal gasket system, or grouting a bell or spigot pipe at the appropriate location.

Upon written approval of the City Engineer, connecting boots may be used consisting of neoprene compound meeting ASTM C-443 specifications. The boot shall have a wall thickness of three-eighths-inch. The boot shall either be "cast-in-place" in the precast base or attached to the precast base by means of an internal expanding band. When the boot is attached to the precast base, a watertight seal between the boot and the precast base must be accomplished. An external band shall be supplied and used to clamp and seal the boot to the pipe. The band shall be made of 300 series non-magnetic corrosion-resistant steel. After the band has been placed, it shall be completely coated with a bituminous material approved by the city engineer.

The maximum size pipe that can be used in a forty-eight-inch manhole is PVC at fifteen-inch or concrete twelve-inch; all others shall be sixty-inch inside diameter. All manholes with three or more pipes entering the base shall be sixty-inch inside diameter.

All concrete for manhole bases shall comply with city approved specifications.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2022.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

AMERICAN FORK CITY **MEETING DATE:** September 7, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Commercial Site Plan for Mira Vista Phase 4, located at 530 S 1040 E, in the R3-7500 Zone.

BACKGROUND INFORMATION		
Location:		530 S 1040 E
Project Type:		Commercial Site Plan
Applicants:		Stephanie Herrera
Existing Land Use:		Planned Community
Proposed Land Use:		N/A
Surrounding Land Use:	North	Planned Community
	South	Planned Community
	East	Planned Community
	West	Planned Community
Existing Zoning:		R3-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	R3-7500
	South	R3-7500
	East	R3-7500
	West	PC

BACKGROUND:

The applicant is applying for a Commercial Site Plan approval for the Mira Vista Phase 4 development, located in the area of 530 S 1040 E in the R3-7500 Zone. The proposal consists of a 21 unit, 3 story Elderly Housing development located on approximately 0.63 acres.

Sec 17.6.101 Administrative Site Plan Review
Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not

pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.

PROJECT MAP:



STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Commercial Site Plan application does not meet requirements of Section 17.6.101 and the staff recommends TABLING the application.

POTENTIAL MOTIONS – Commercial Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval of the Commercial Site Plan for Mira Vista Phase 4, located at 530 S 1040 E, in the R3-7500 Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Commercial Site Plan for Mira Vista Phase 4, located at 530 S 1040 E, in the R3-7500 Zone.

TABLE

Mr. Chairman, I move that we table action of the Commercial Site Plan for Mira Vista Phase 4, located at 530 S 1040 E, in the R3-7500 Zone, and instruct the developer/staff to _____.

Reeve & Associates, Inc. - Solutions You Can Build On

Project Narrative/Notes/Revisions

1. 12/21/20 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW..
2. 04/29/21 NF – REVISED SITE LAYOUT & GRADING.
3. 11/12/21 NF – REVISED EXISTING BASIN & PARKING.
4. 12/21/21 NF – REVISED GRADING & ADDED STORMTECH.
5. 01/18/22 NF – REVISED CONTROL STRUCTURE.
6. 04/05/22 NF – REMOVED 1 COVER STALL.
7. 07/06/22 JL – CITY COMMENTS.
8. 08/04/22 JL – GRADING AND DRAINAGE UPDATES.

MIRA VISTA
Phase 4
Improvement Plans

502 S 1040 E AMERICAN FORK CITY, UTAH
DECEMBER, 2020

Provide Address.
Address is the same as the rest of the complex.
Repeat Comment

NEXT STEP:

Revise and Resubmit based on comments made from staff.

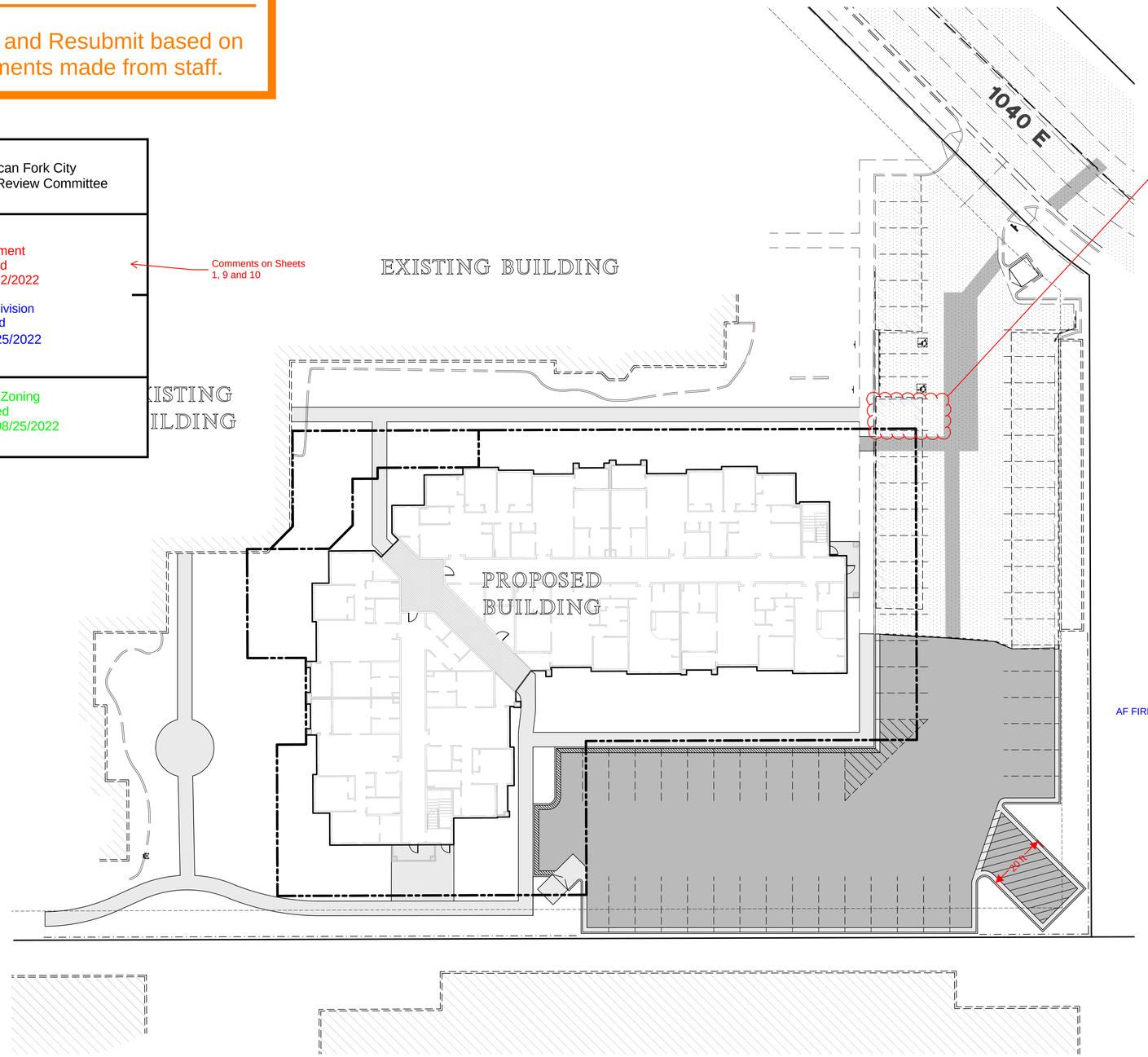
American Fork City
Technical Review Committee

Fire Department
Reviewed
M. Sacco 08/22/2022

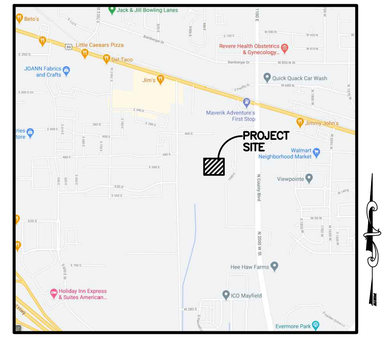
Comments on Sheets 1, 9 and 10

Engineering Division
Reviewed
jmortimer 08/25/2022

Planning and Zoning
Reviewed
tvanekelenburg 08/25/2022



Correct drawing to reflect changes on other drawings.



Vicinity Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Site Plan
Sheet 4 - Grading & Utility Plan
Sheet 5 - Details
Sheet 5.1 - Details
Sheet 6 - Storm Water Pollution Prevention Plan Exhibit
Sheet 7 - Storm Water Pollution Prevention Plan Details
Sheet 8 - Fire Truck Turning Template
Sheet 9 - Landscape Plan

COMPANY	CONTACT	NUMBER
AMERICAN FORK CITY PUBLIC WORKS		
–CULINARY WATER/PRESSURIZED IRRIGATION	JAY BREMS	(801)763–3060
–SEWER/STORM WATER	ASTON HARDY	(801)763–3060
–CITY INSPECTOR	DEE HOWARD	(801)763–3060
–SWPPP INSPECTOR	HARLAN NIELSON	(801)763–3060
AMERICAN FORK CITY IRRIGATION COMPANY	MAT SACCO	(801)763–3045
AF FIBER	KYLE PETERSON	(801)400–2933
AMERICAN FORK IRRIGATION COMPANY	ERNIE JOHN	(801)471–6576
CENTURY LINK	BILL WESTFALL	(435)623–4252
COMCAST	ELYSIA VALDEZ	(801)401–3017
DOMINION ENERGY	TRENT JOHNSON	(801)853–6548
ROCKY MOUNTAIN POWER	TERIA WALKER	(801)756–1310
TIMPANOGOS SPECIAL SERVICE DISTRICT	DAVID BARLOW	(801)756–5231
MITCHELL HOLLOW IRRIGATION	DALE JONES	(801)768–8150

AF FIRE MARSHALL

20 0 20 40 60
Scale: 1" = 20'

811 Know what's below. Call before you dig.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Stephanie Herrera
4–Amegos LLC
PH: (801) 635–0574

Project Contact:
Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve–assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Mira Vista
Phase 4
AMERICAN FORK, UTAH

Sheet
Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA
PHASE 4
PHASE
Number: 5336–11

Sheet 1 of 9 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= FENCE LINE
	= DRAINAGE SWALE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY

	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Mira Vista
Phase 4
AMERICAN FORK, UTAH

Notes/Legend

REGISTERED PROFESSIONAL ENGINEER
6338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

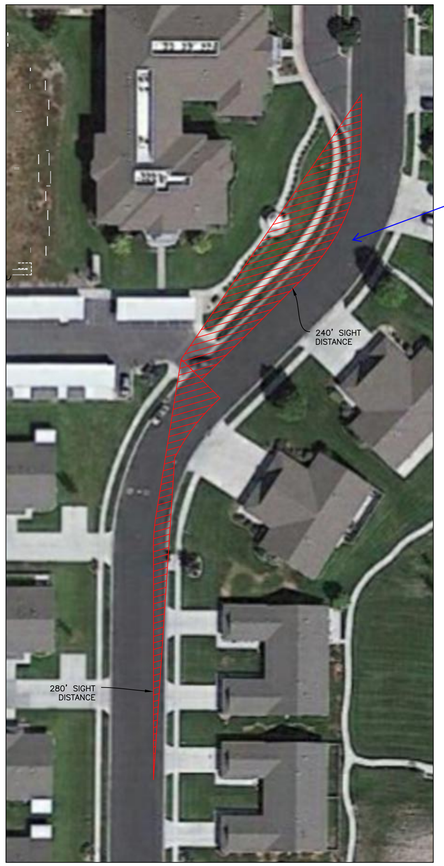
Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 2 of 9 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



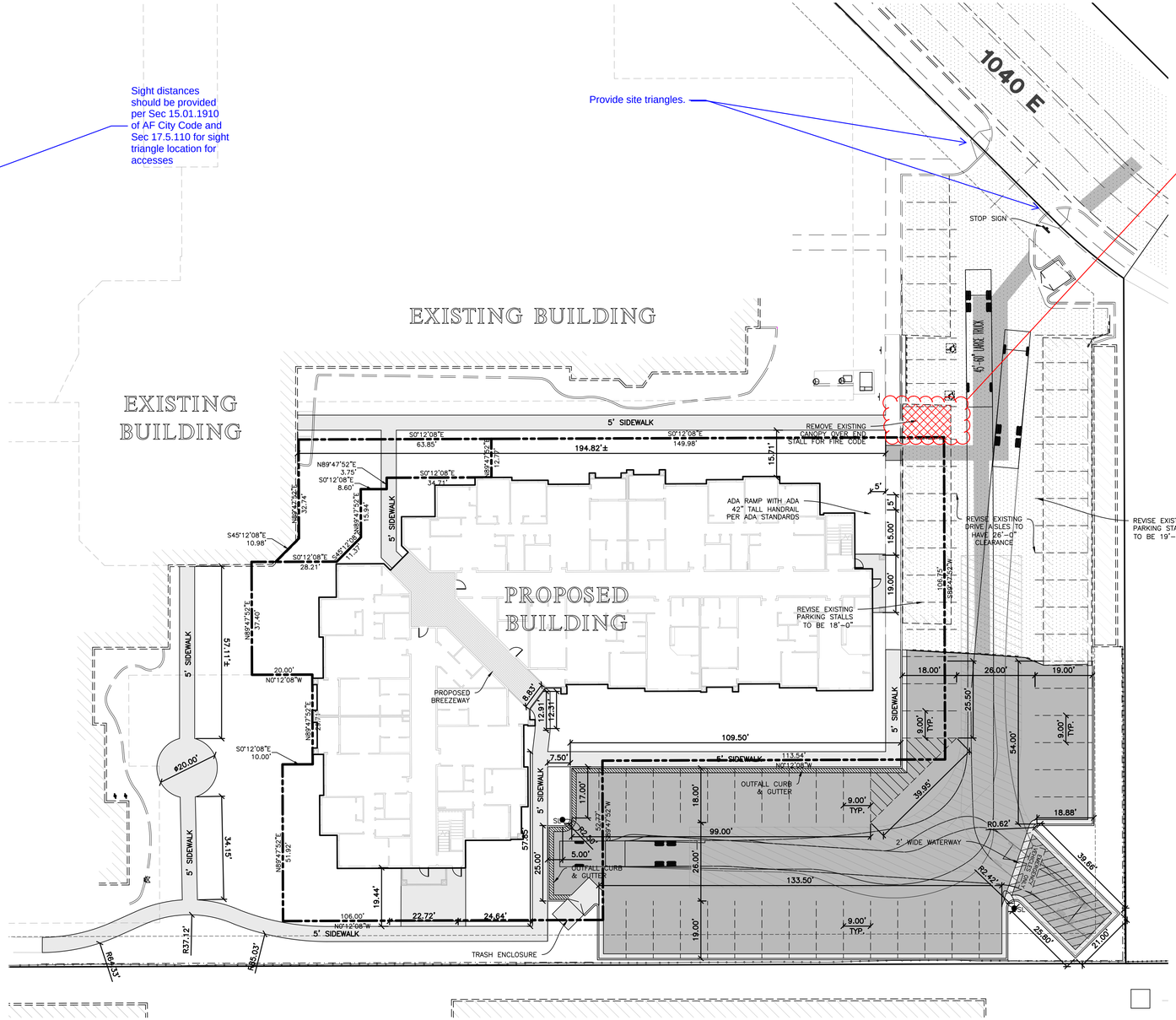
SIGHT TRIANGLE EXHIBIT

50 0 50 100 150

Scale: 1" = 50'

Sight distances should be provided per Sec 15.01.1910 of AF City Code and Sec 17.5.110 for sight triangle location for accesses

Provide site triangles.



20 0 20 40 60

Scale: 1" = 20'

Correct drawing to reflect changes on other drawings.

SITE DATA

BUILDING AREA:	14,979 S.F.
HARDSURFACE AREA:	16,221 S.F.
LANDSCAPE AREA:	14,900 S.F.

UNIT DATA:
21 UNITS, 3 STORIES
15 – 3 BEDROOM UNITS
6 – 2 BEDROOM UNITS

STALL DATA:
REQ. NEW. 0.6/UNIT 13 STALLS (REQ)
PER 17.5.133-C-6: ELDERLY HOUSING, INDEPENDENT LIVING
PROPOSED STALLS: 35 STALLS
EXISTING STALLS: 29 STALLS (2 A.D.A.)
TOTAL STALLS: 64 STALLS

CATCH BASIN REQUIRED CAP: 0.65 CFS
PROVIDED CAP: 4.12 CFS

PROJECT LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD PER PANEL 49049C0307F EFF. 6/19/2020.

AS TAKEN FROM THE ALTA SURVEY PREPARED BY WARD ENGINEERING GROUP.

BASIS OF BEARING.
THE BASIS OF BEARING IS TAKEN AS BEING S 7 DEG 48'30" W BETWEEN THE FOUND UTAH COUNTY 3" BRASS CAP WITNESS CORNER FOR THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

PROJECT BENCH MARK
TAKE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 EAST AS ELEVATION 4550.33

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Mira Vista Phase 4

AMERICAN FORK, UTAH

Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 3 of 9 Sheets

811 Know what's **below.** **Call** before you dig.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Storm Runoff Calculations

Mira Vista Phase 4
5336-11 4/4/2022 JFL

The following runoff calculations are based on the American Fork Storm Drain Tech Manual. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	1.04 acre or	45,496 ft²	
Runoff Coefficients			
Paved Area		16,221	C = 0.9
Roof		14,979	C = 0.9
Landscaped Area		14,900	C = 0.2
Weighted Runoff Coefficient			C = 0.67

LID Retention

80th Percentile Rainfall Event	0.5	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.69	
NRCS Soil Group	B	
Rv Equation	0.84i^1.169	
R_v	0.55	
V_{goal}	1,034	c.f.

Rainfall Intensities:

25-yr intensity for a 10-min TOC - Pipe Capacity	2.94	in/hr

Peak Run-off:

Runoff Coefficient	C =	0.67
Rainfall Intensity	i =	2.94 IN./HR.
Acreage	A =	1.06 ACRES
Q	**Q =**	**2.10 cfs**

Pipe Sizing:

Description	*Pipe Size*	*Slope*	*Cap. (cfs)*	*Req. Cap.*
RCP	12	0.40%	2.27	2.10
RCP	12	0.20%	1.61	0.10

Volume of Run-off for 100-year Storm Event:

C = 0.67
I = See Below in/hr
A = 45496.00 ft²
Q(out) = 0.10 ft³/s (0.1 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.24	5.14	1541	31	1510
10	600	5.60	3.97	2384	63	2321
15	900	4.61	3.27	2944	94	2850
30	1800	3.04	2.16	3883	188	3695
60	3600	1.83	1.30	4675	376	4299
120	7200	1.03	0.73	5262	752	4510
180	10800	0.74	0.53	5671	1128	4543
360	21600	0.42	0.30	6437	2256	4181
1440	86400	0.15	0.11	9196	9024	172

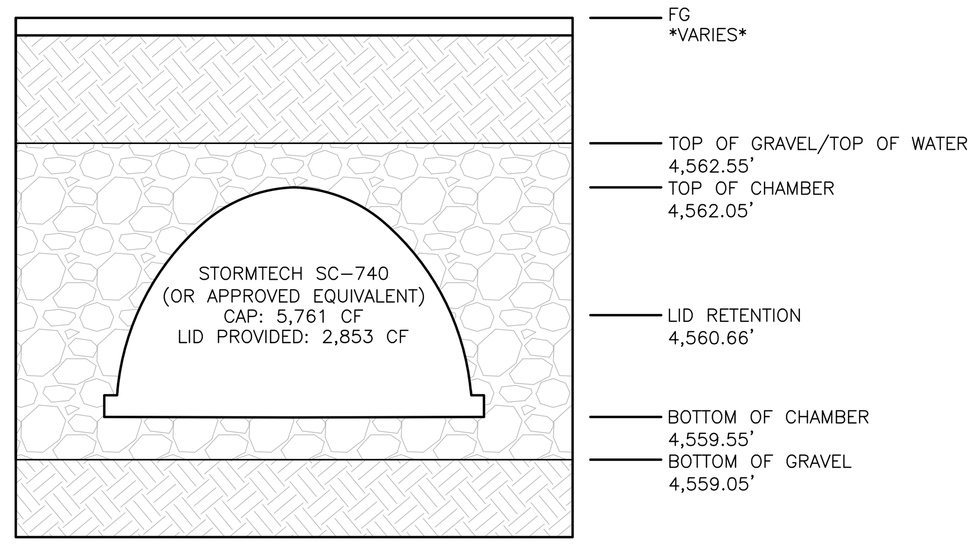
Orifice Sizing

Given:

Q =	0.10	cfs	
2g =	64.4	ft/s²	
H =	3.94	ft	
Cd =	0.62		for circular openings
R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))		
R =	0.06 feet		
	0.70 inches		
D =	1.39 inches		
A =	1.52 inches ^2		0.0106 ft ^2

SUMMARY:

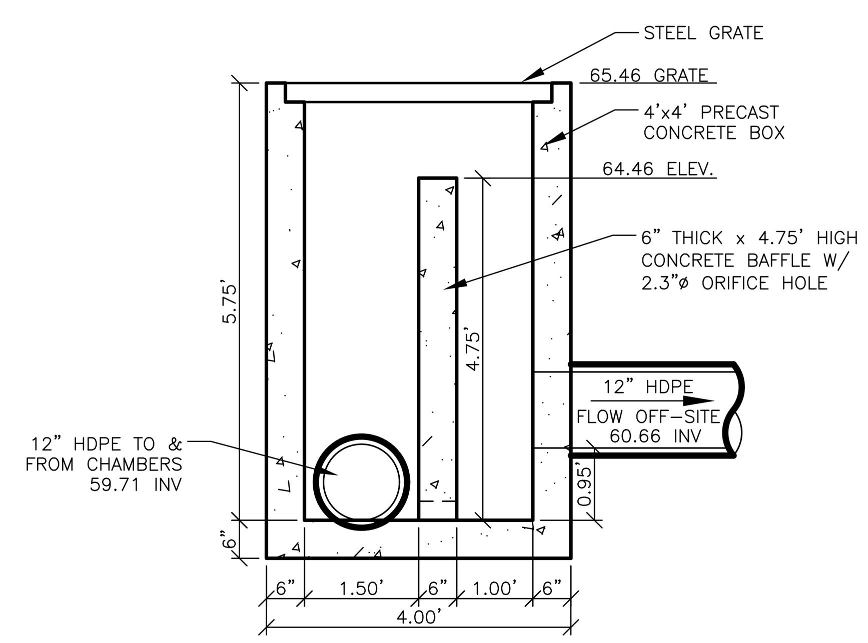
The required 100-yr storage volume is	**4,543**	**cubic feet**
The required LID Retention volume is	**1,034**	**cubic feet**
Orifice size is	**1.4**	**inches**



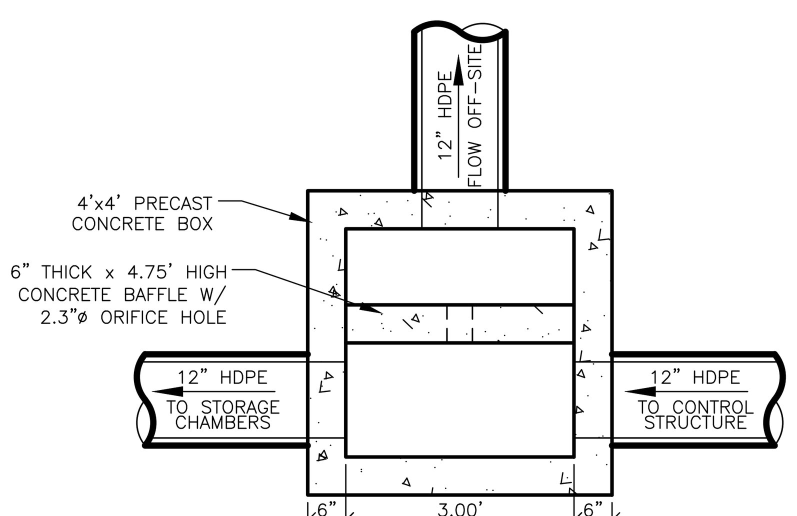
Chamber Elevations

SCALE: NONE

Provide percolation rate.
Repeat Comment



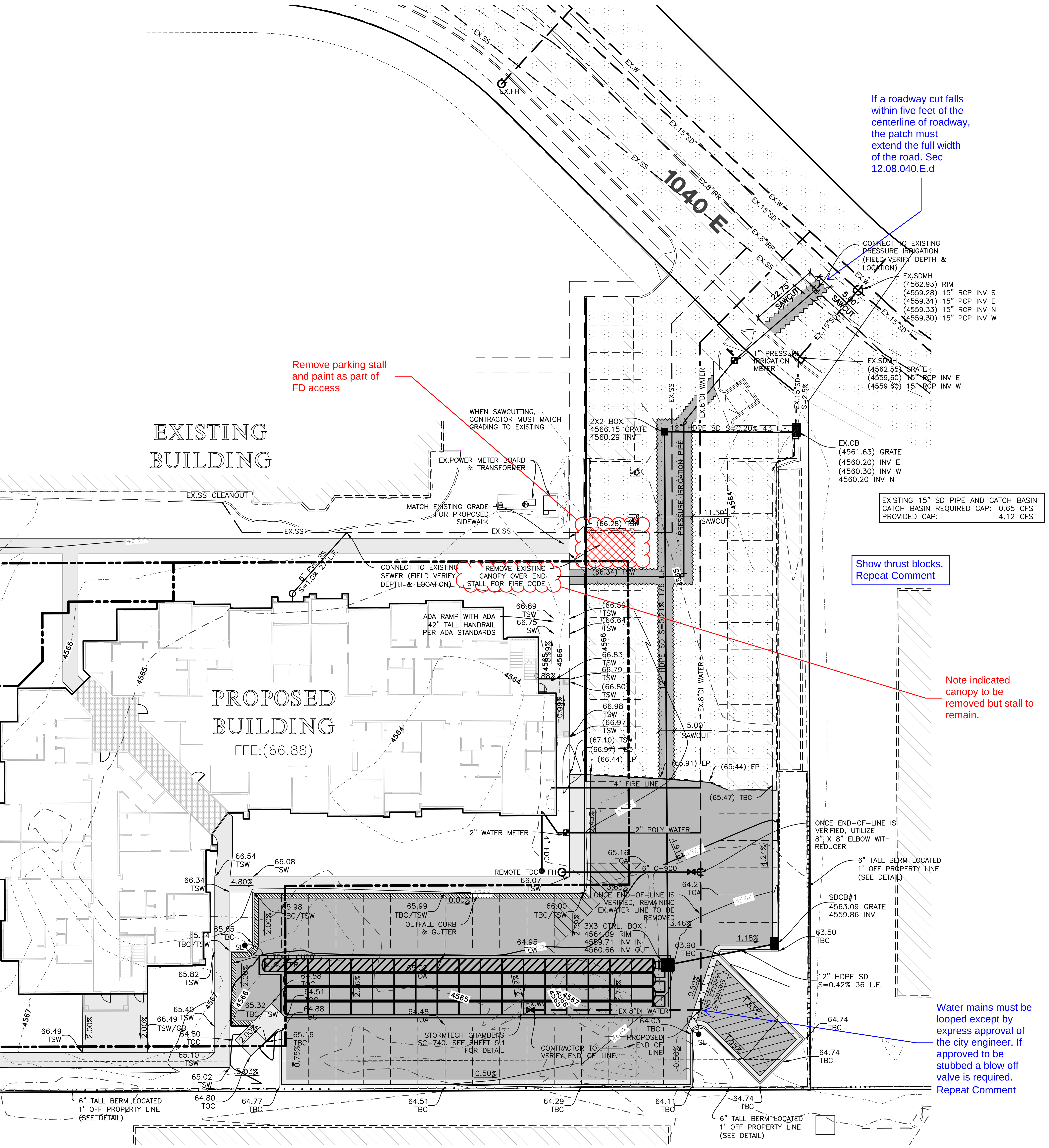
Section



Plan

3'x3' Control Box

SCALE: NONE



Scale: 1" = 20'

UTILITY NOTES:
1. ALL SEWER PIPE IS TO CONFORM TO ASTM D3034 SDR35.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT--TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
4. ALL DUCTILE IRON PIPES ARE TO BE LABELED AS CLASS 50 FOR SLIP ON OR MECHANICAL JOINT PIPING. (51 FOR 8" AND UNDER, 53 FOR FLANGED JOINT PIPES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.)
5. WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES ARE TO BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51.

811 Know what's **below.** **Call** before you dig.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Mira Vista Phase 4
AMERICAN FORK, UTAH

Grading & Utility Plan

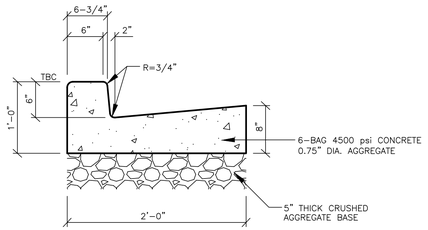
REGISTERED PROFESSIONAL ENGINEER 5338480 JEREMY A. DRAPER 08/04/2022 STATE OF UTAH

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 4 of 9 Sheets

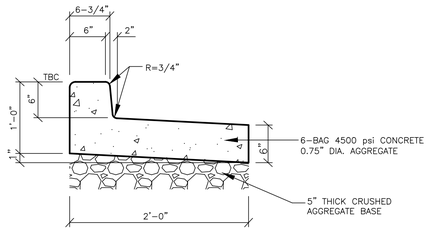
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On



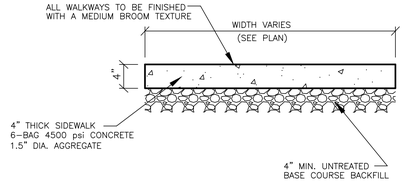
24" On-Site 'L' Type Curb & Gutter

SCALE: NONE



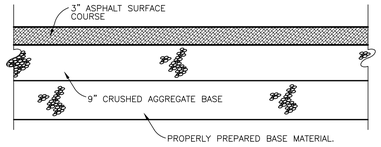
24" On-Site Outfall 'L' Curb & Gutter

SCALE: NONE



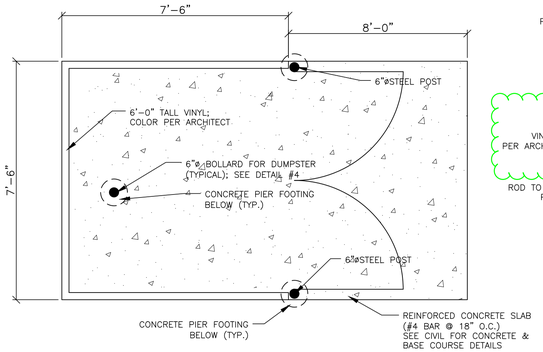
Concrete Walkway

SCALE: NONE



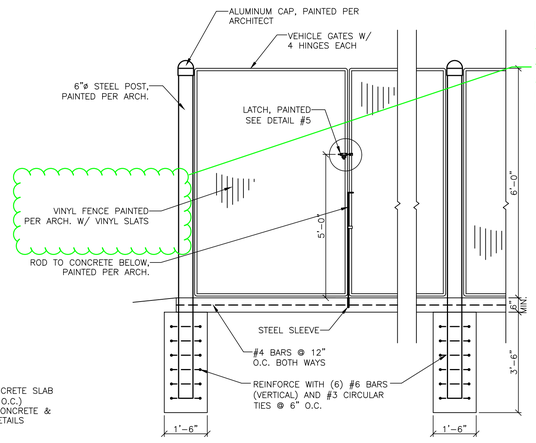
Typical On-Site Asphalt Paving

SCALE: NONE



Trash Enclosure Plan

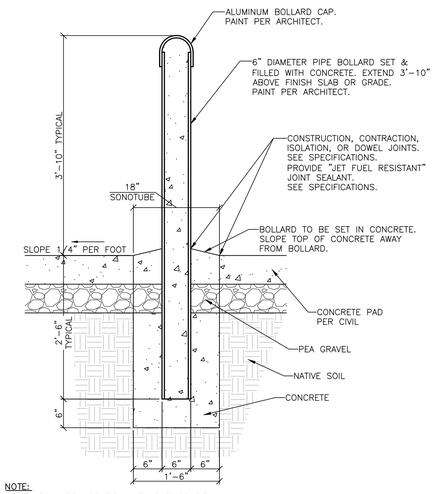
SCALE: NONE



Per AF City Code Section:17.5.121(H) The enclosure needs to match the same architectural building material as the main building.

Trash Enclosure Gate Detail

SCALE: NONE

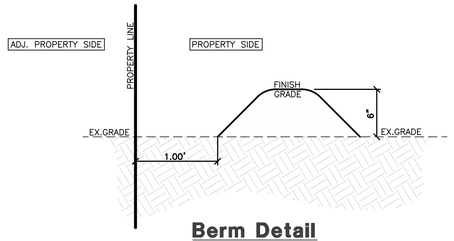


NOTE:
VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

6" Pipe Bollard Detail

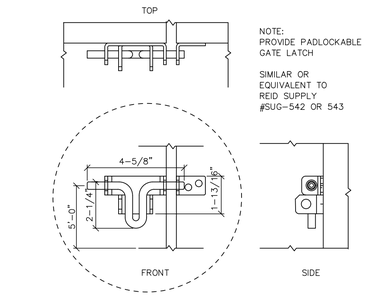
SCALE: NONE

Provide water valve detail



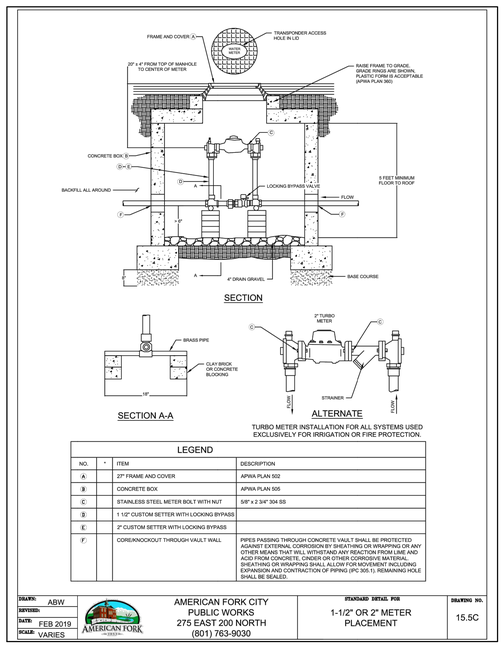
Berm Detail

SCALE: NONE



Trash Enclosure Gate Latch Detail

SCALE: NONE

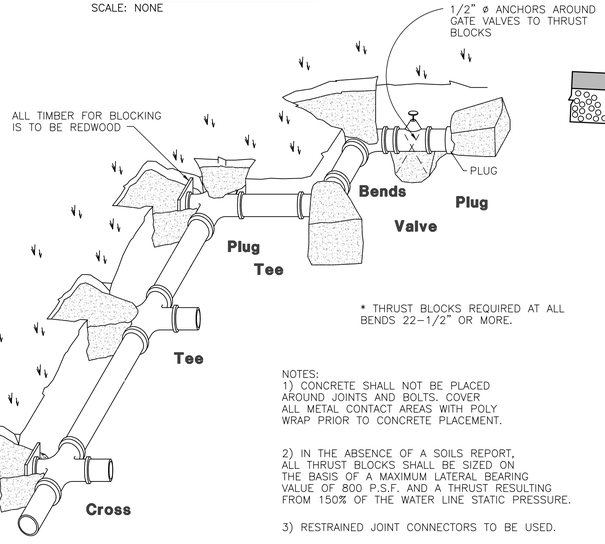


LEGEND			
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502
B		CONCRETE BOX	APWA PLAN 505
C		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
D		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
E		2" CUSTOM SETTER WITH LOCKING BYPASS	
F		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM CONCRETE AND SOIL OVER THE LIFE OF THE PIPE. ANY MATERIAL USED FOR SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR	DRAWING NO.
REVISED:		1-1/2" OR 2" METER PLACEMENT	15.5C
DATE: FEB 2019			
SCALE: VARIES			

Thrust Block Detail

SCALE: NONE

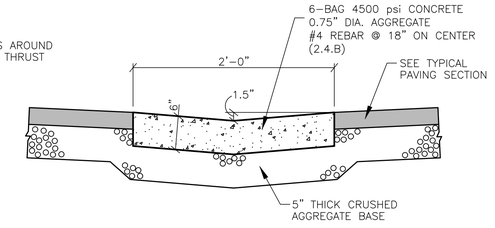


* THRUST BLOCKS REQUIRED AT ALL BENDS 22-1/2" OR MORE.

NOTES:
1) CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

2) IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

3) RESTRAINED JOINT CONNECTORS TO BE USED.



2' Concrete Waterway

SCALE: NONE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Mira Vista Phase 4
AMERICAN FORK, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 5 of 9 Sheets

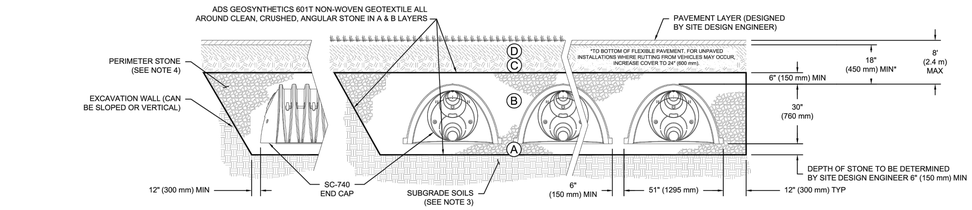
811 Know what's below. Call before you dig.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
Reeve & Associates, Inc. - Solutions You Can Build On

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MIRA VISTA — AMERICAN FORK, UT — DRAWN: JL — CHECKED: N/A — DATE: — PROJECT #:

DESCRIPTION	CHK	DRW	DATE

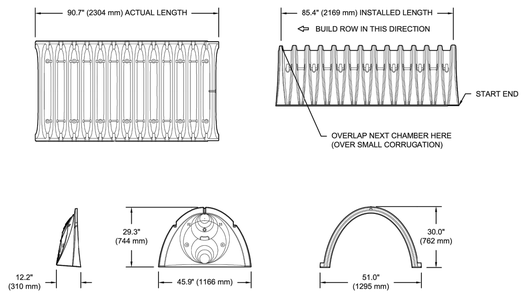
THIS DRAWING AND THE INFORMATION EMBODIED ON IT ARE THE PROPERTY OF ADS AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF ADS. ADS RESERVES ALL COMMON LAW, STATUTORY AND OTHER RIGHTS IN THE PROPERTY, INCLUDING COPYRIGHTS, PATENTS AND TRADE SECRETS, IN THE INFORMATION EMBODIED IN THIS DRAWING, INCLUDING THE RIGHT TO SECURE INDEMNITIES AND ALL RIGHTS TO SEEK DAMAGES FOR ANY LOSS OR EXPENSE INCURRED BY ADS ARISING OUT OF ANY UNAUTHORIZED USE, MISUSE OR REPRODUCTION OF THIS DRAWING. ANY PERSON USING OR RELYING ON THE INFORMATION EMBODIED IN THIS DRAWING AGREES TO INDEMNIFY ADS FOR ALL DAMAGES SUFFERED AS A RESULT OF SUCH USE OR RELIANCE. ANY PERSON USING THIS DRAWING TO CONSTRUCT A STORMWATER MANAGEMENT SYSTEM SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PLACEMENT AND USE OF THE STORMTECH CHAMBERS MEETS ALL APPLICABLE LOCAL AND FEDERAL REGULATIONS AND REQUIREMENTS FOR EACH SPECIFIC INSTALLATION.

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET
3 OF 6

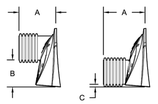
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

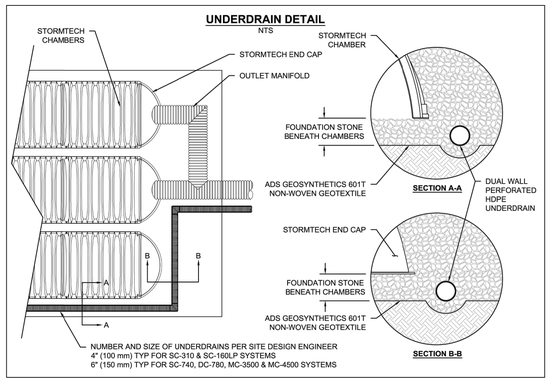
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

UNDERDRAIN DETAIL
NTS



Project: Miravista P.4

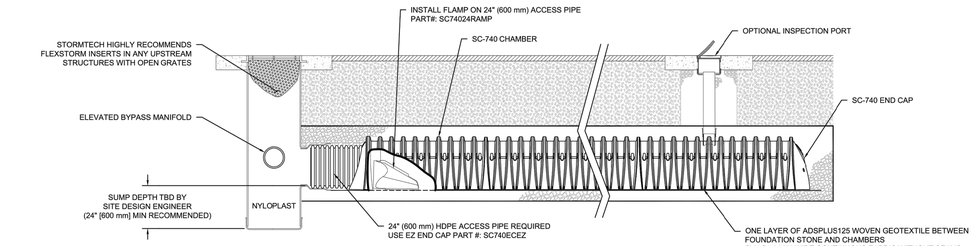
StormTech — Detention • Retention • Water Quality — A division of ADS

Chamber Model -	SC-740	
Units -	Imperial	Click Here for Metric
Number of chambers -	69	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	4559.05	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	6	in
Area of system -	2756	sf Min. Area - 2332 sf min. area

☑ Include Perimeter Stone in Calculations

StormTech SC-740 Cumulative Storage Volumes

Height of System *(inches)*	Incremental Single Chamber *(cubic feet)*	Incremental Total Chamber *(cubic feet)*	Incremental Stone *(cubic feet)*	Incremental Ch & St *(cubic feet)*	Cumulative Chamber *(cubic feet)*	Elevation *(feet)*
42	**0.00**	**0.00**	**91.87**	**91.87**	**5760.96**	**4562.55**
41	0.00	0.00	91.87	91.87	5669.09	4562.47
40	0.00	0.00	91.87	91.87	5577.22	4562.38
39	0.00	0.00	91.87	91.87	5485.35	4562.30
38	0.00	0.00	91.87	91.87	5393.48	4562.22
37	0.00	0.00	91.87	91.87	5301.60	4562.13
36	0.05	3.79	90.35	94.15	5209.73	4562.05
35	0.16	11.24	87.37	98.62	5115.58	4561.97
34	0.28	19.45	84.09	103.54	5016.97	4561.88
33	0.60	41.67	75.20	116.88	4913.42	4561.80
32	0.80	55.32	69.74	125.06	4796.55	4561.72
31	0.95	65.60	65.63	131.23	4671.49	4561.63
30	1.07	74.14	62.21	136.36	4540.26	4561.55
29	1.18	81.45	59.29	140.74	4403.90	4561.47
28	1.27	87.33	56.94	144.27	4263.16	4561.38
27	1.36	93.50	54.47	147.97	4118.89	4561.30
26	1.45	100.33	51.74	152.07	3970.92	4561.22
25	1.52	105.21	49.79	155.00	3818.85	4561.13
24	1.58	109.18	48.20	157.38	3663.85	4561.05
23	1.64	113.32	46.54	159.86	3506.47	4560.97
22	1.70	117.27	44.96	162.23	3346.61	4560.88
21	1.75	120.95	43.49	164.44	3184.38	4560.80
20	1.80	124.39	42.11	166.51	3019.94	4560.72
19	**1.85**	**127.99**	**40.67**	**168.67**	**2853.43**	**4560.63**
18	1.89	130.62	39.62	170.25	2684.76	4560.55
17	1.93	133.45	38.49	171.94	2514.52	4560.47
16	1.97	136.27	37.36	173.64	2342.58	4560.38
15	2.01	138.68	36.40	175.08	2168.94	4560.30
14	2.04	141.10	35.43	176.53	1993.86	4560.22
13	2.07	143.17	34.60	177.77	1817.33	4560.13
12	2.10	145.24	33.78	179.01	1639.55	4560.05
11	2.13	147.09	33.03	180.13	1460.54	4559.97
10	2.15	148.62	32.42	181.04	1280.41	4559.88
9	2.18	150.22	31.78	182.00	1099.37	4559.80
8	2.20	151.69	31.20	182.88	917.37	4559.72
7	2.21	152.31	30.95	183.25	734.48	4559.63
6	0.00	0.00	91.87	91.87	551.23	4559.55
5	0.00	0.00	91.87	91.87	459.36	4559.47
4	0.00	0.00	91.87	91.87	367.49	4559.38
3	0.00	0.00	91.87	91.87	275.61	4559.30
2	0.00	0.00	91.87	91.87	183.74	4559.22
1	0.00	0.00	91.87	91.87	91.87	4559.13



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MIRA VISTA — AMERICAN FORK, UT — DRAWN: JL — CHECKED: N/A — DATE: — PROJECT #:

DESCRIPTION	CHK	DRW	DATE

THIS DRAWING AND THE INFORMATION EMBODIED ON IT ARE THE PROPERTY OF ADS AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF ADS. ADS RESERVES ALL COMMON LAW, STATUTORY AND OTHER RIGHTS IN THE PROPERTY, INCLUDING COPYRIGHTS, PATENTS AND TRADE SECRETS, IN THE INFORMATION EMBODIED IN THIS DRAWING, INCLUDING THE RIGHT TO SECURE INDEMNITIES AND ALL RIGHTS TO SEEK DAMAGES FOR ANY LOSS OR EXPENSE INCURRED BY ADS ARISING OUT OF ANY UNAUTHORIZED USE, MISUSE OR REPRODUCTION OF THIS DRAWING. ANY PERSON USING OR RELYING ON THE INFORMATION EMBODIED IN THIS DRAWING AGREES TO INDEMNIFY ADS FOR ALL DAMAGES SUFFERED AS A RESULT OF SUCH USE OR RELIANCE. ANY PERSON USING THIS DRAWING TO CONSTRUCT A STORMWATER MANAGEMENT SYSTEM SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PLACEMENT AND USE OF THE STORMTECH CHAMBERS MEETS ALL APPLICABLE LOCAL AND FEDERAL REGULATIONS AND REQUIREMENTS FOR EACH SPECIFIC INSTALLATION.

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET
4 OF 6

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Mira Vista Phase 4
AMERICAN FORK, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 5.1 — 9 Sheets

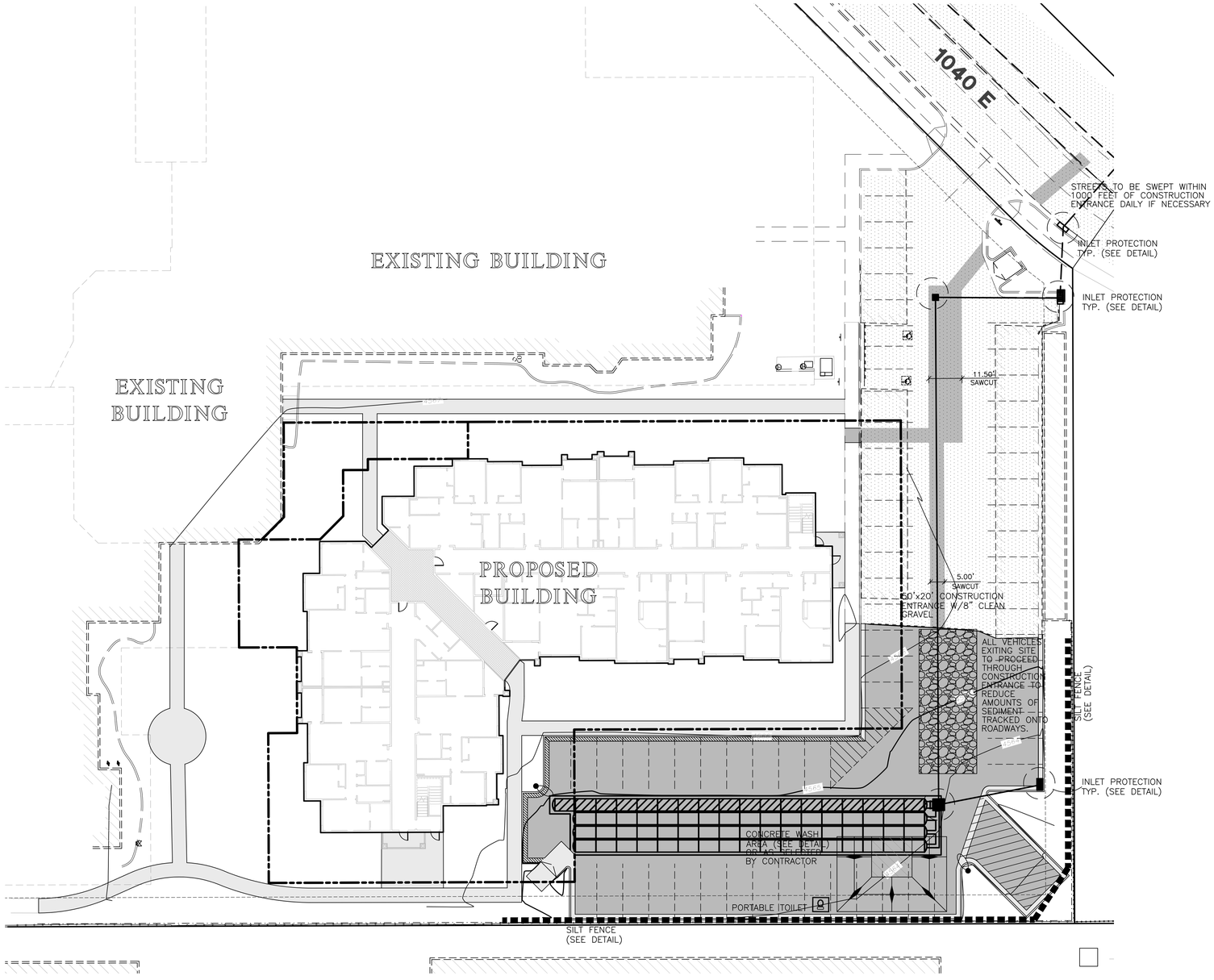
811 Know what's below. Call before you dig.

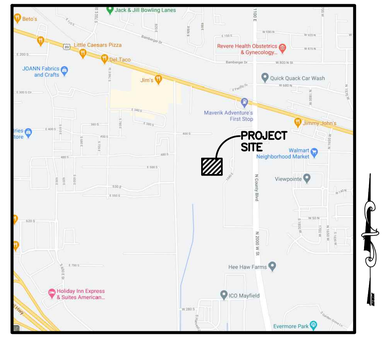
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

MIRA VISTA
Phase 4
Storm Water Pollution Prevention Plan Exhibit

AMERICAN FORK CITY, UTAH
DECEMBER, 2020





Vicinity Map
NOT TO SCALE

20 0 20 40 60
Scale: 1" = 20'

Construction Activity Schedule

- PROJECT LOCATION.....AMERICAN FORK CITY, (UTAH)
- PROJECT BEGINNING DATE.....DECEMBER 2020
- BMP'S DEPLOYMENT DATE.....DECEMBER 2020
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....STEPHANIE HERRERA (801) 635-0874
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Mira Vista
Phase 4
AMERICAN FORK, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 6 of 9 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

Notes:

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

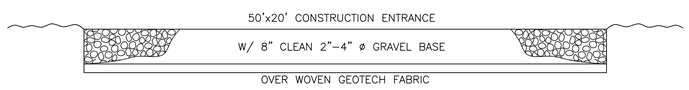
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

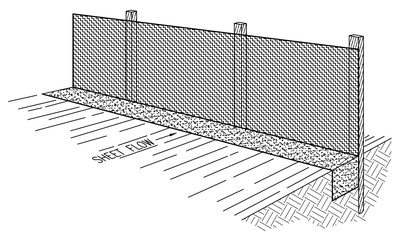
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

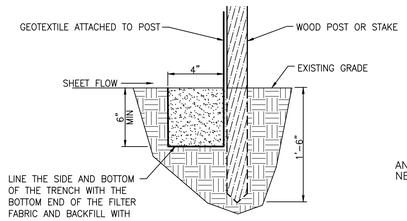


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

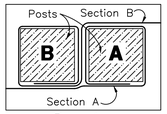
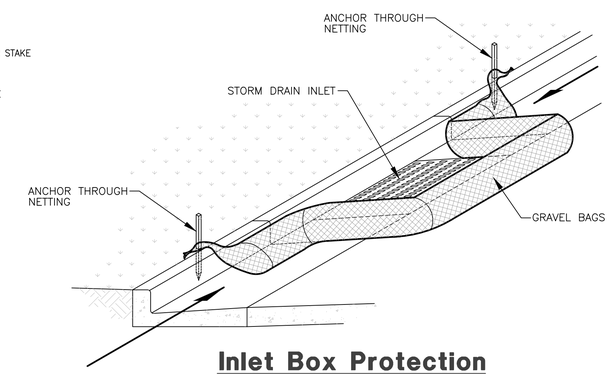


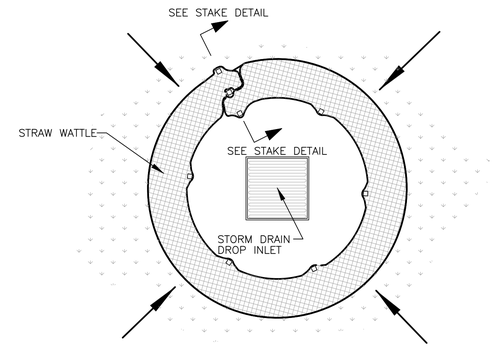
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

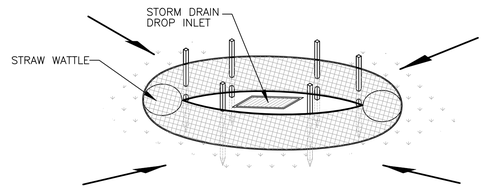
SCALE: NONE



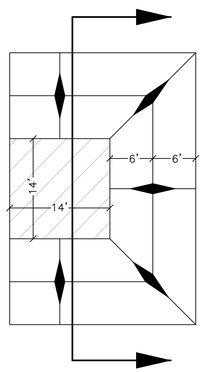
Inlet Box Protection

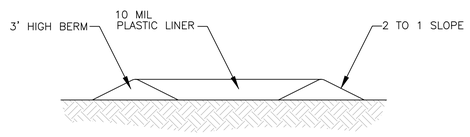


Plan View



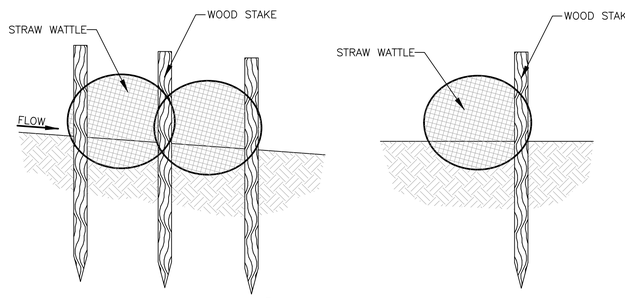
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve–assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Mira Vista
Phase 4
AMERICAN FORK, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
09/04/2022
STATE OF UTAH

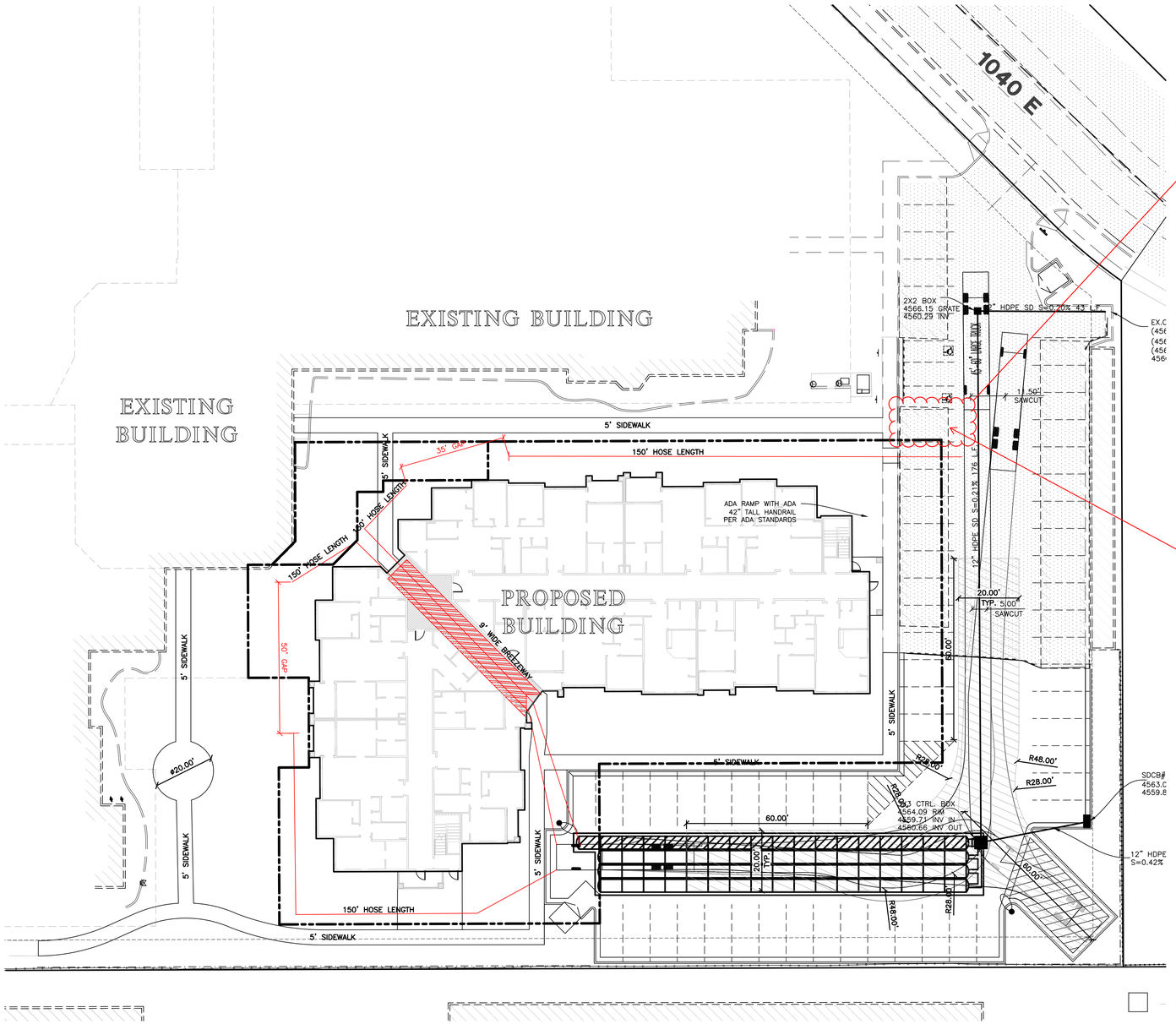
Project Info.
Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336–11

Sheet 7 of 9 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



20 0 20 40 60

Scale: 1" = 20'

811 Know what's **below.** **Call** before you dig.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Mira Vista Phase 4

AMERICAN FORK, UTAH

Fire Truck Turning Template

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
08/04/2022
STATE OF UTAH

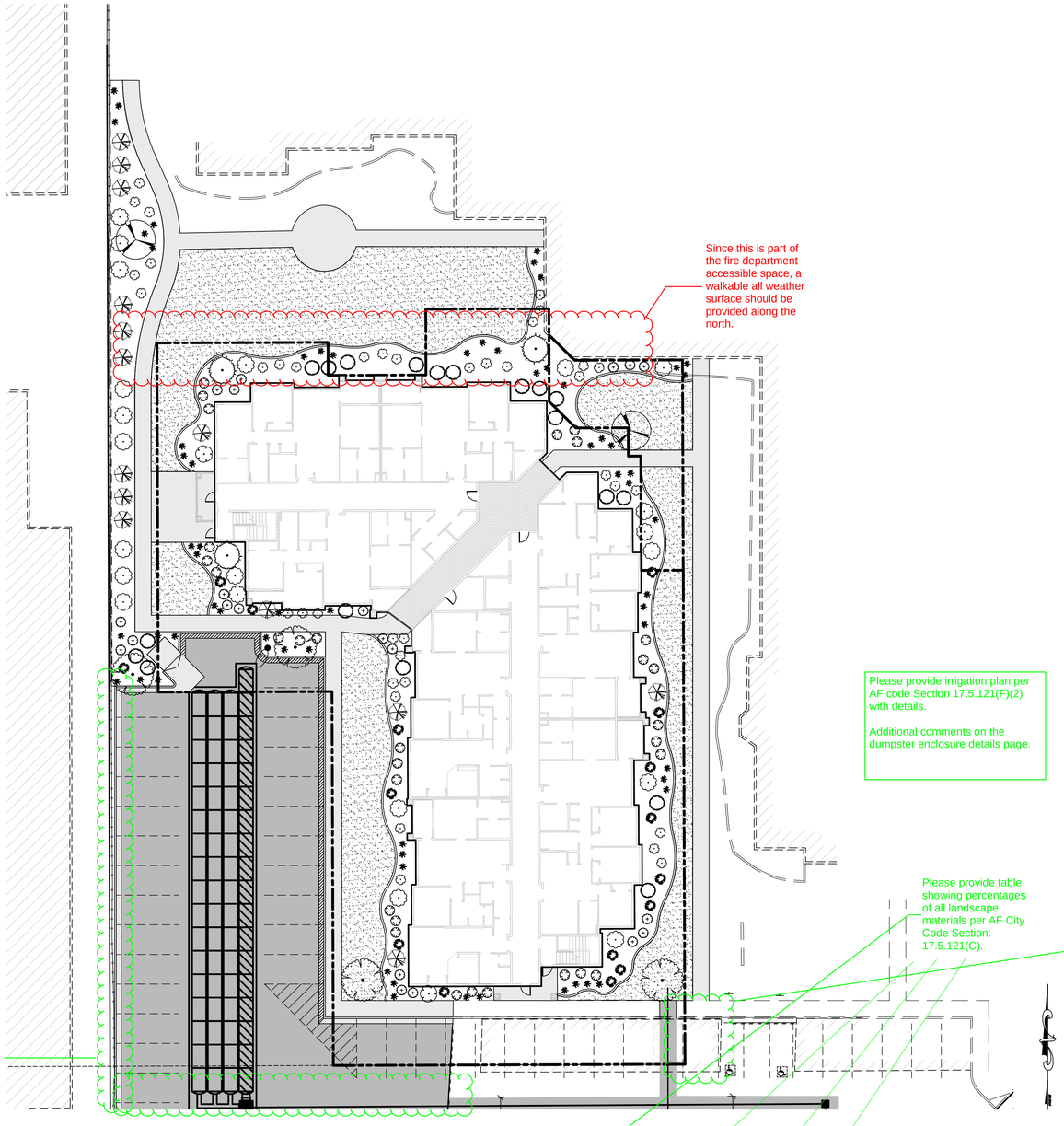
Project Info.

Engineer: JEREMY DRAPER
Drafter: N. FICKLIN
Begin Date: DECEMBER, 2020
Name: MIRA VISTA PHASE 4 PHASE
Number: 5336-11

Sheet 8 of 9 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
4		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
4		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
3		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6' Ht
1		Zelkova serrata 'Village Green'	Red Barron Crabapple	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
28		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
8		Forsythia x intermedia	Forsythia	5 gal.
16		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
14		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
47		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
21		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	5 gal.
30		Viburnum opulus nanum	Dwarf European Cranberry	5 gal.
19		Prunus laurocerasus 'Otto Luykens'	Otto Luykens' Laurel	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
74		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.

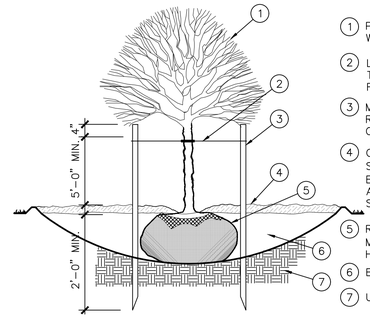
OTHER

Symbol	Description
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum From a Reputable Supplier
	Concrete Mow Strip 6"x6"

Note: Place Shredded Bark Mulch in shrub beds at 3" depth.
Place mulch over 5 ounce Professional weed barrier cloth in planting beds.

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.

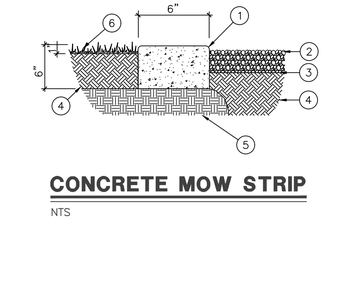


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

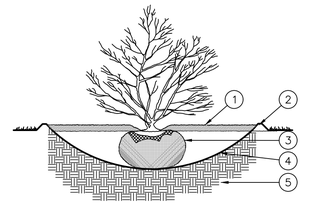


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS



1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS

1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Mira Vista Phase 4
AMERICAN FORK, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
6431607
NATHAN C. PETERSON
08/04/2022
STATE OF UTAH

Project Info.
Landscape Architect: Nathan C. Peterson
Drafter: N. Peterson
Begin Date: 2019
Name: MIRA VISTA - PHASE 4
Number: 5336-11

Sheet 9 of 9 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

AMERICAN FORK CITY **MEETING DATE:** September 7, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and action on a residential accessory structure over 1,000 square feet requesting Planning Commission approval located in the area of 154 North and 100 West, in the R4-7500 Zone.

BACKGROUND INFORMATION		
Location:		154 N 100 W
Project Type:		Accessory Structure (>1000 square feet)
Applicants:		Mandi Mitsvotai
Existing Land Use:		Residential High Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential High Density
	South	Residential High Density
	East	Residential High Density
	West	Residential Medium Density
Existing Zoning:		R4-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	R4-7500
	South	R4-7500
	East	R4-7500
	West	R2-7500

BACKGROUND:

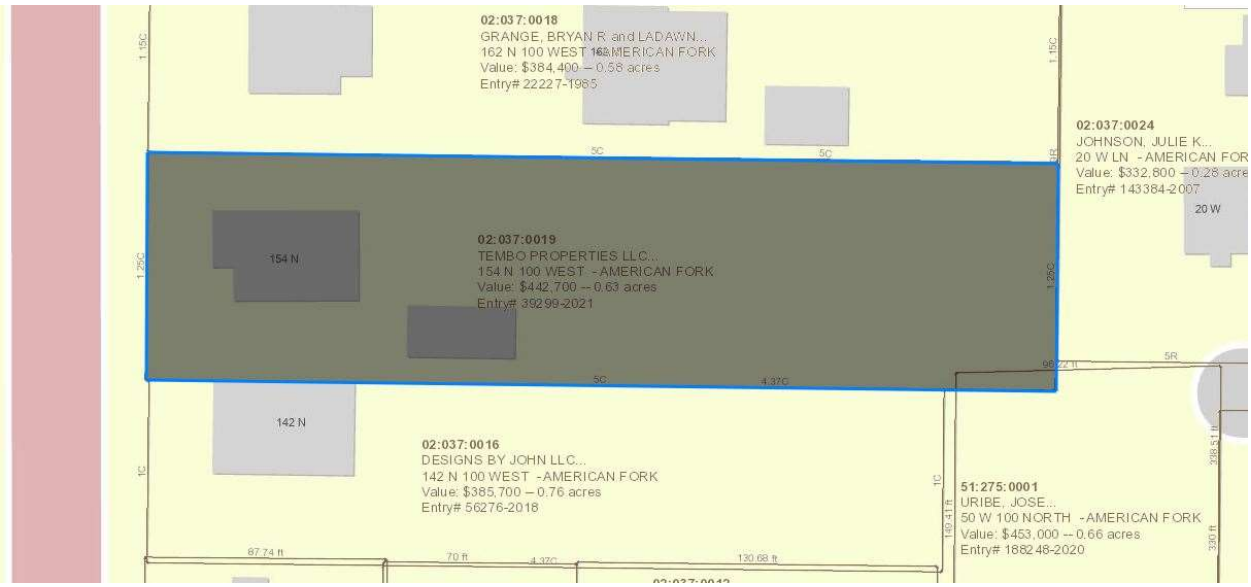
The applicant is applying for approval of an accessory structure greater than 1,000 square feet, located at approximately 154 N 100 W in the R4-7500 Zone. The structure would be located in the rear yard; proposed at 1500 square feet, and the property is approximately 0.63 acres in size.

Sec 17.5.105 Area Of Accessory Buildings

Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. All accessory buildings shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be

landscaped. An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1) the accessory building will be incidental to the primary use of the parcel, (2) the applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity), and (3) the bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. Provide Title report to evaluate all existing easements to confirm proposed pole barn location is not encroaching on any easements.
2. Provide a grading plan for the parcel showing that all on-site runoff stays on the parcel and doesn't run off onto adjacent parcels
3. Provide a utility plan showing what utilities will be run to the proposed accessory structure and where the source is. Confirm that only the existing laterals will be used and no new/separate laterals from the mainline in the street to the proposed accessory structure will be constructed.
4. Show on the plans and install with the project a meter vault for the pressurized irrigation system. The property owner is responsible for all construction/modifications to the existing irrigation system necessary to conform to the current pressurized irrigation meter vault standard. The City is only responsible for installation of the actual meter, all other items associated with the meter are the property owner's responsibility.

5. Show all new hardscape construction associated with the accessory structure (concrete or asphalt driveways, etc.).
6. Show how the additional stormwater runoff from impervious areas will be retained on-site.
7. Show the calculations and how you are retaining the stormwater runoff the first 0.5 inch of precipitation from the new impervious areas.
8. Provide a plan showing what BMP's will be installed to prevent stormwater pollution due to construction activities of the site.
9. Provide a legal description to establish a 5' PUE around the rear and side property lines and a 10' easement along the front property line.
10. Provide drawings for curb, gutter and park strip along the street frontage and install them, along with the appropriate drive approach, as part of the project. All existing sidewalk which is in poor condition will need to be removed and replaced. Ensure meters are not installed within the drive approach.

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.

10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Accessory Structure application meets the requirements of Section 17.5.105 and the staff recommends APPROVAL.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the Residential Accessory Structure over 1,000 square feet the area of 154 North and 100 West, in the R4-7500 Zone., subject to any conditions found in the Staff Report.

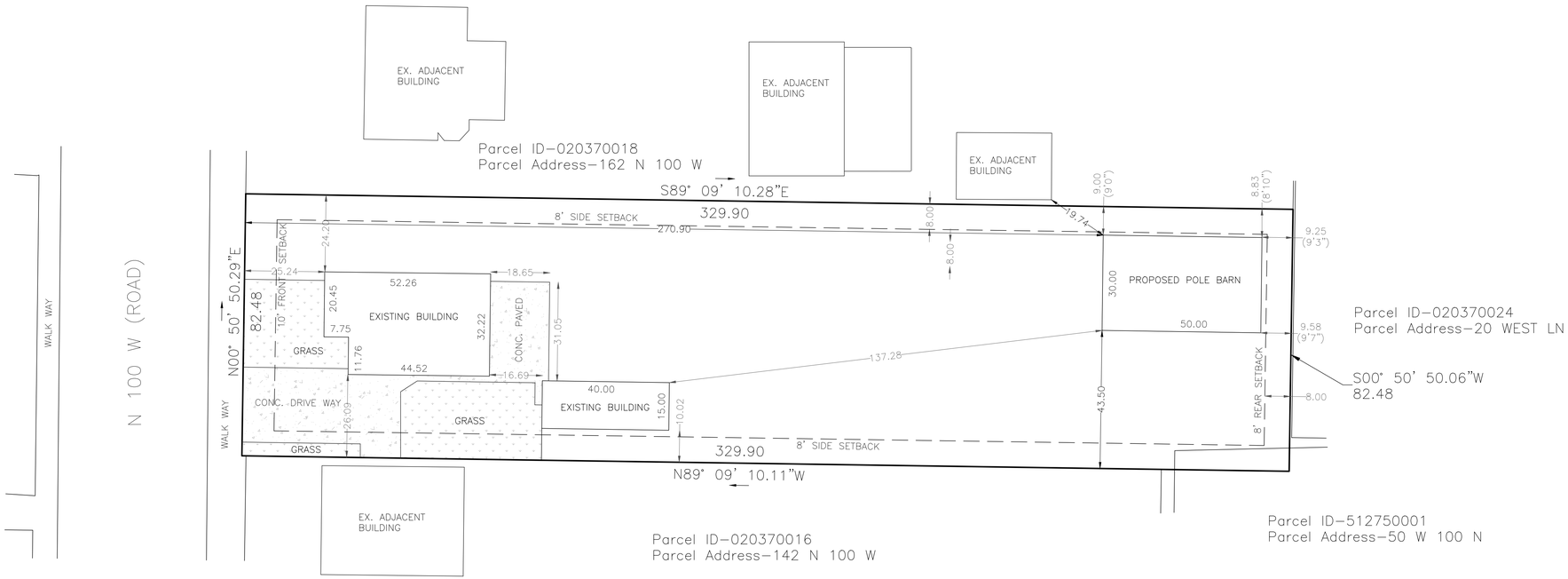
DENIAL

Mr. Chairman, I move that we deny of the Residential Accessory Structure over 1,000 square feet the area of 154 North and 100 West, in the R4-7500 Zone., subject to any conditions found in the Staff Report.

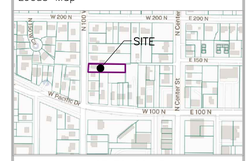
TABLE

Mr. Chairman, I move that we table action on the of the Residential Accessory Structure over 1,000 square feet the area of 154 North and 100 West, in the R4-7500 Zone., and instruct the developer/staff to _____.

SITE PLAN FOR PROPOSED POLE BARN SITUATED AT 154 N 100 W American Fork, UT 84070



Locus Map



NOT TO SCALE

OFFICIAL USE

PARCEL ID	020370016
OWNER	DESIGNS BY JOHN LLC
ADDRESS	142 N 100 W
CITY	AMERICAN FORK
COUNTY	UTAH COUNTY
STATE	UTAH
ZONING	–
AREA	27443 SQFT 0.63 Acres

REFERENCE

All the measurements are in decimal feets

GRAPHIC SCALE

0' 20' 40'

1 Inch = 20 Feet

C-1

SCALE	1"=20'
SHEET	24x36 in
DATE	31-08-2022


WFRMLS

ATTACHMENT #9: IMAGES

Screenshot of Applicable Zoning Requirements:

https://americanfork.municipalcodeonline.com/book?type=ordinances#name=Sec_17.4.302_R-4-7500_Residential_Zone

2. Accessory buildings. All accessory buildings shall be located in accordance with the following:

   a. Setback from main building—Front setback. Accessory buildings shall be set back not less than twelve feet to the rear of the closest rear wall of the main building, and not less than twelve feet from the closest side wall of the main building. Accessory buildings which are located twelve feet or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than seventy-five feet from the front lot line.

   b. Side setback—Corner lot—Side abutting a street. Accessory buildings shall be set back not less than forty feet from the side lot line which abuts on a street.

   c. Side and rear setback—Interior lot line. Accessory buildings shall be set back not less than five feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:

      (1) The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.

      (2) The accessory building contains no openings on the side contiguous to the lot line.

      (3) No drainage from the roof will be discharged onto an adjacent lot.

      (4) The accessory building shall have fire resistive walls rated at one hour or more.

      (5) The building will not be placed on land designated as a utility easement.

Images of prior unfinished building:







Images of current proposed (and excavated) building:



Setback Measurements of current footings:



SE corner to E PL
9’ 7”



NE corner to E PL
9’ 3”

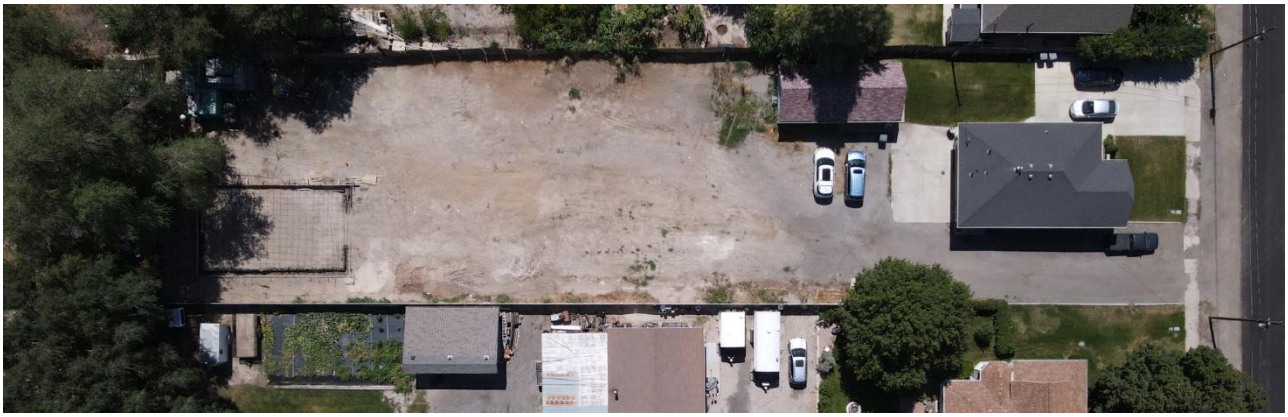


NE corner to N PL
8’ 10”



NW corner to N PL
9’ 0”

Aerial Footage of current proposed (and excavated) building:









UNAPPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 17, 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on AUGUST 17, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Christine Anderson	
	Bruce Frandsen	
	Jenny Peay	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
	Harold Dudley	
Absent:		
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	George Schade	IT Director
	Cherylyn Egner	City Attorney
	Megan Crowley	Administrative Assistant
	Travis Van Ekelenburg	Senior Planner

Others Present: Ginger Romriell, Ken Burg, Will Jones

Chairman Woffinden led the "Pledge of Allegience"

1. **Hearing, review, and action on a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 zone.**

Patrick O'Brien: This is for Stonecreek Plat J. It's part of the overall Stonecreek development its 9.8 acres which is part of the166 acres of this development. It's one of the 11 plats that are being phased in. There are 25 proposed lots, for a total of 33 units. A number of the corner lots are going to have duplexes on them per the requirement of the code. The property is accessed off of 910 South. After conducting a thorough development review there were no staff comments or conditions that need to be attached to this. Staff recommends approval.

John Woffinden: Engineering any comments?

Ben Hunter: No, they have addressed all of our comments. They meet all of the requirements for the engineering division, and we recommend approval.

Bruce Frandsen: I've walked this plat and I know that one of our requirements is that the applicant will submit a sketch of all water rights within a one-mile radius. I am hoping we can amend that to say: applicant will submit plat with all of the points of diversion within their proposed development area. There is a couple of them in here, but they don't show on the water rights map. They are changing the direction of water in this development and my family is being affected. I think if in the future we said show us the points of diversion within your development that would tell us if they're going to be affecting, positively or negatively, water rights, where just getting a one-mile radius doesn't. I have no concerns with this one, I've actually talked to the developers and know what's happening and we're ok with that. I think in the future it would be a good data set to have. I think we probably have to amend a code which says give us the one mile plus points of diversion. Points of diversion is anywhere in a ditch if the water is coming down and now it turns and goes that way. It's on a map and the state engineer knows that and the developer is not allowed to change that without approvals. But we can't see that now. It's something to think about I think it's something we ought to consider.

Ben Hunter: We can look at doing some modifications to make sure they are not having an impact. That's the main point behind that section of code.

Patrick O'Brien: I've taken note of that as well. That's something we can sit down with as a team and talk about grabbing some language and bringing it back to you guys as an amendment in the future.

John Woffinden: Is the applicant here?

Ginger Romriell: This is phase 9 out of 11 it's just a continuation of amazing things. They are single family residences.

Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 zone. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**

Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

2. Hearing, review, and action on a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments.

Patrick O'Brien: This one is from section 5 of TOD code, specifically to the block plan section. Generally, the areas of the TOD code that Planning Commission and City Council will be more involved in is the district framework plan. The lot plan and block plan sections are an administrative approval that staff signs off on. This section is to amend .4 of part E of section 5 that would allow the different lot types that exist in TOD area to transition across thoroughfares. They all have different ranges of weights that go with all different lot types. Right now, you have a lot type 4 on one side of an alleyway it couldn't transition to a lot type 5 on the other side. This would remove that and allow an applicant to meet the intent of the TOD zone. Which is to have a variety of different lot types throughout it rather than constraint it to a specific lot type, unit, development, and product. Staff supports the recommendation that the applicant has. We didn't see any concerns with it and we're happy to answer any questions.

Jenny Peay: I've seen where they have the private lanes in the back, I like it because it reduces traffic on the main road thoroughfares.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval of the Hearing, review, and action on a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments. Subject to any conditions found in the staff report. Bruce Frandsen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**

Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

3. Hearing, review, and action on a code text amendment to Section 17.7.502, titled Planned Unit Development - Flexible Lot Projects amending the average lot size requirements.

Patrick O'Brien: This request is staff initiated off the back of Bridges at Fox Hollow. One of the requirements is that the applicant needs to meet an average lot size of 9,000 square feet. The way the code is written that not possible. Staff was recommending bringing it to what that minimum range would be but also providing a range that can go a little bit above that as well. The way the code is written it seems like you need to meet 9000 square feet as the average lot size and if you are above or below that technically you don't meet the average lot size requirements. Staff is recommending a range of 9,800-12,000 square feet. That's the only change that's being recommended. It relates to .1 of G3 of 17.7.502. This would help a number of other projects and also that range of lot sizes is similar to surrounding community. It would fit in with the existing community with that average size.

Public Hearing Opened

No public comment

Public Hearing Closed

Rodney Martin motioned to recommend approval of the Hearing, review, and action on a code text amendment to Section 17.7.502, titled Planned Unit Development - Flexible Lot Projects amending the average lot size requirements. Subject to any conditions found in the staff report. Harold Dudley seconded the motion.

Voting was as follows:

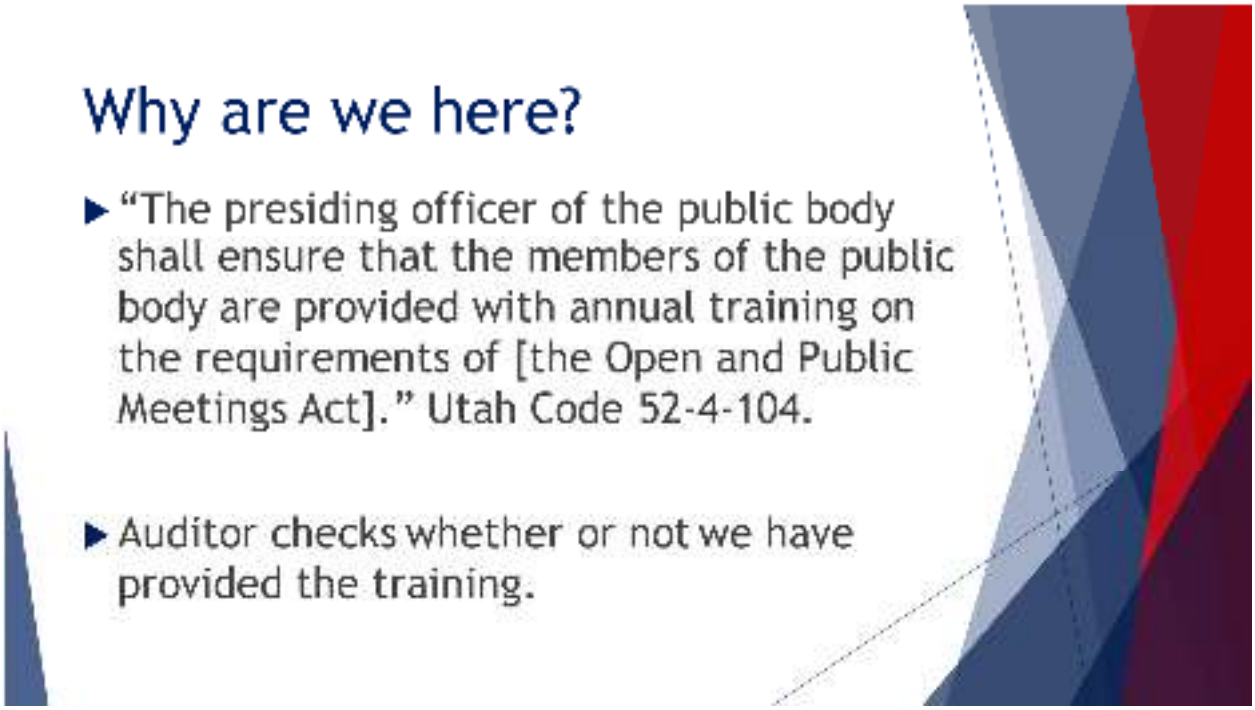
Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

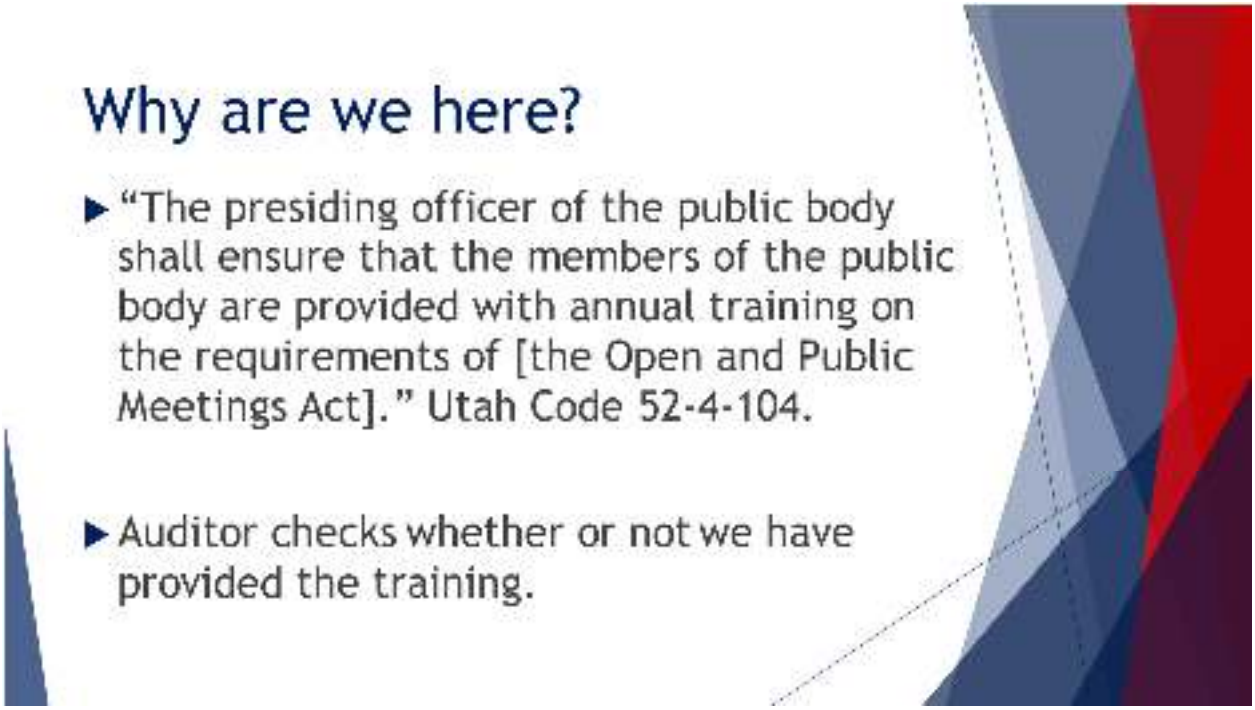
The motion passed

4. Open and Public Meetings annual training.

Cherylyn Egner led the commission on open meetings training.



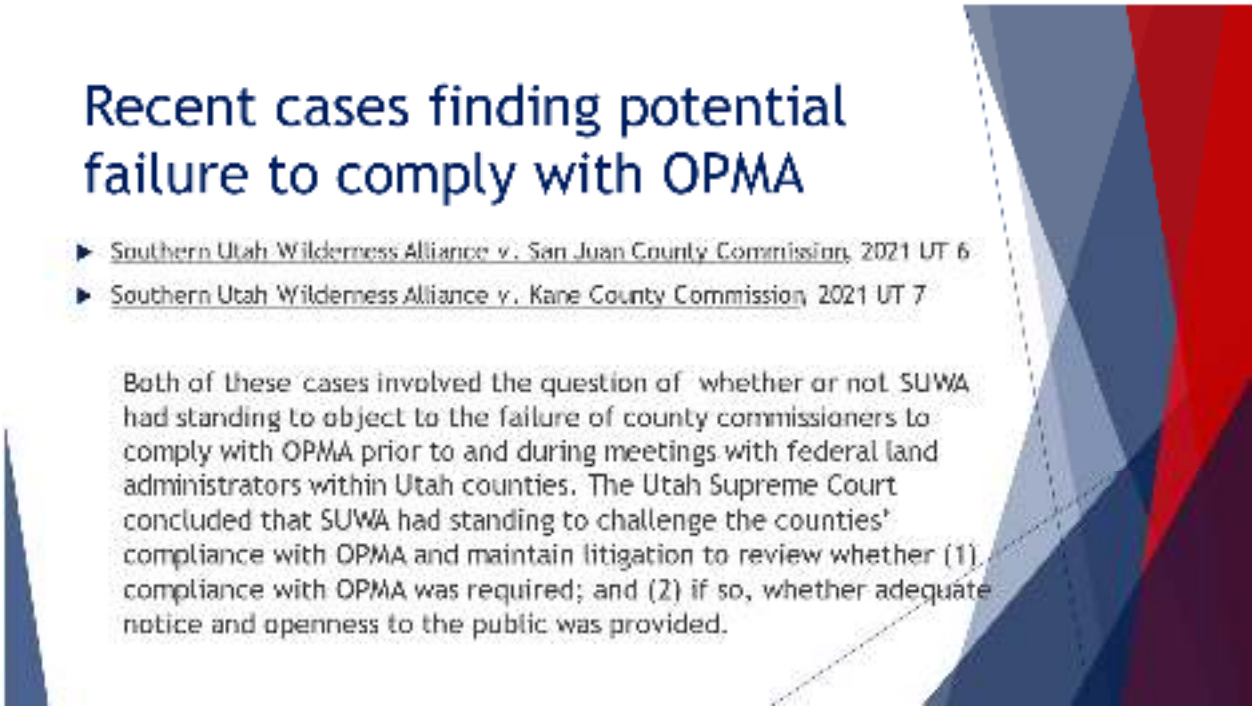



Why are we here?
"The presiding officer of the public body shall ensure that the members of the public body are provided with annual training on the requirements of [the Open and Public Meetings Act]." Utah Code 52-4-104.
Auditor checks whether or not we have provided the training.

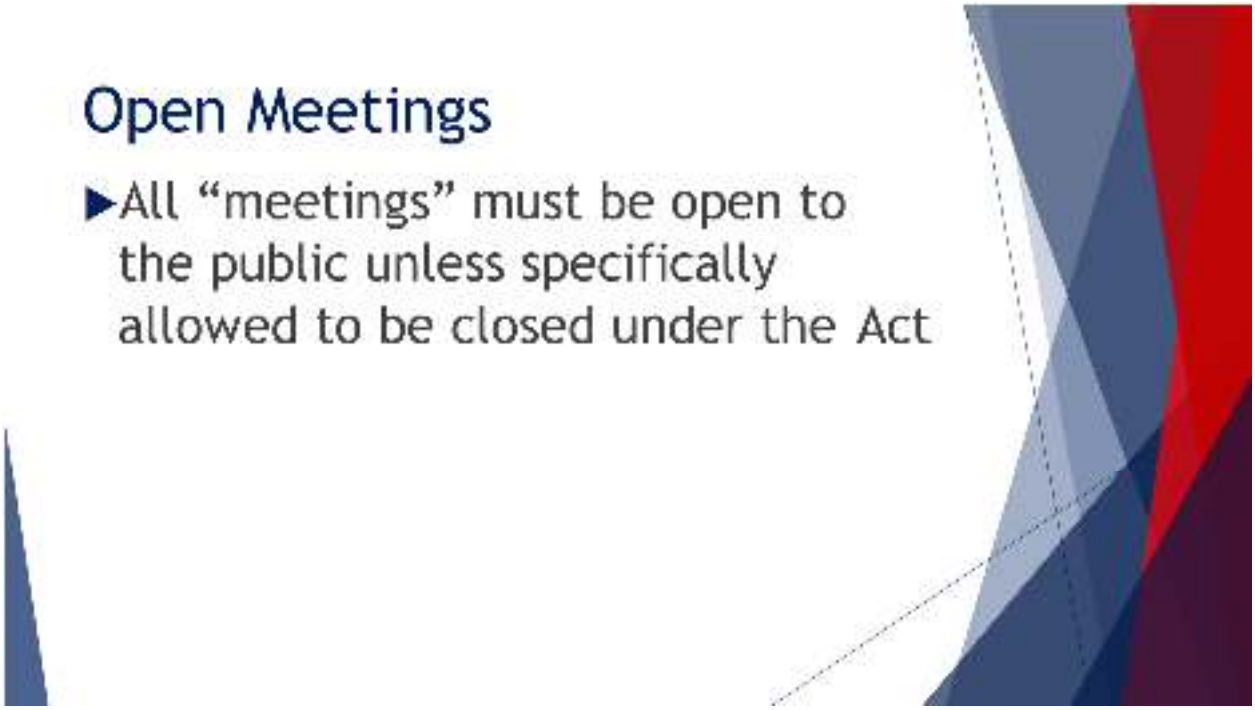
1


Who must comply?
Any "administrative, advisory, executive, or legislative body of the state or its political subdivisions that...is vested with the authority to make decisions regarding the public's business."
Examples:
City/County Councils
City Council Advisory Boards
Planning and Zoning Commissions
Boards of Adjustment
Boards of Special Service Districts

2


Recent cases finding potential failure to comply with OPMA
Southern Utah Wilderness Alliance v. San Juan County Commission, 2021 UT 6
Southern Utah Wilderness Alliance v. Kane County Commission, 2021 UT 7
Both of these cases involved the question of whether or not SUWA had standing to object to the failure of county commissioners to comply with OPMA prior to and during meetings with federal land administrators within Utah counties. The Utah Supreme Court concluded that SUWA had standing to challenge the counties' compliance with OPMA and maintain litigation to review whether (1) compliance with OPMA was required; and (2) if so, whether adequate notice and openness to the public was provided.

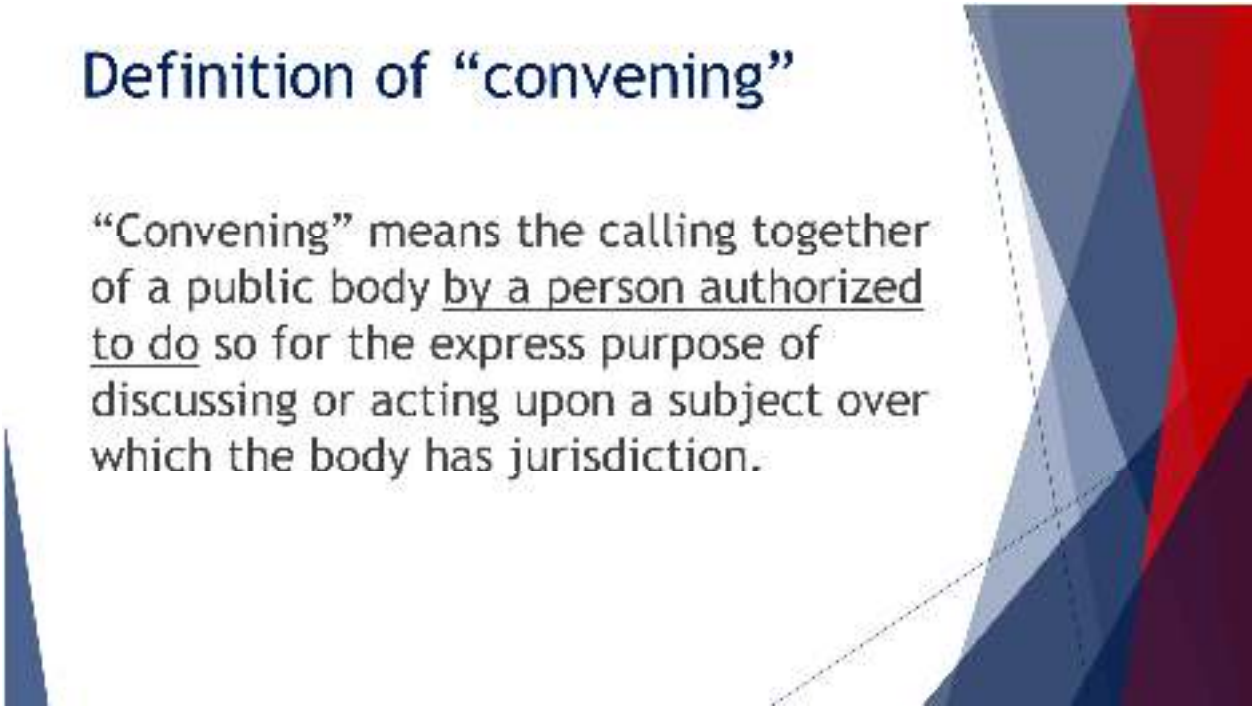
1


Open Meetings
All "meetings" must be open to the public unless specifically allowed to be closed under the Act

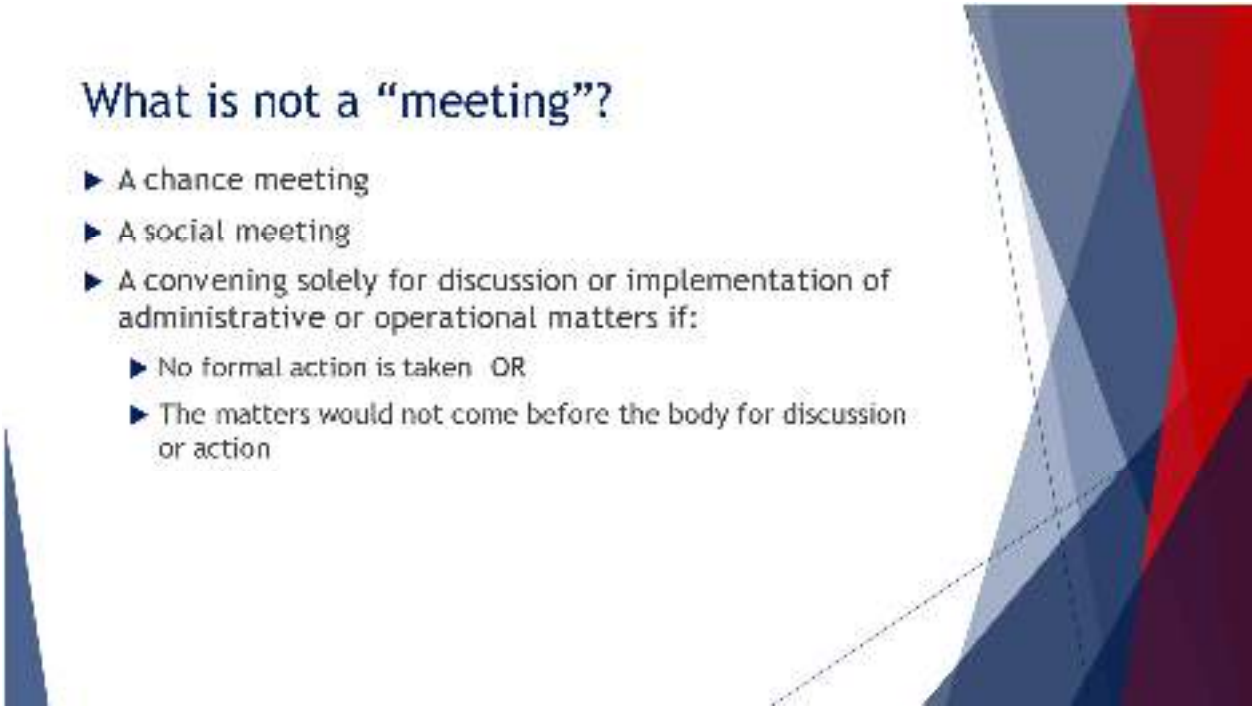
2


What is a "meeting"?
The convening of a public body, with a quorum present,
whether the meeting is held in person or by means of electronic communications (or even informally on federal public lands, apparently),
for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the public body has jurisdiction or advisory power (such as in recent Utah Supreme Court cases in which county commissioners met with federal land use managers, discussed in a previous slide)
Examples
Regular meetings
Special meetings
Workshops
Executive Sessions
Site Visits
Traveling Tours

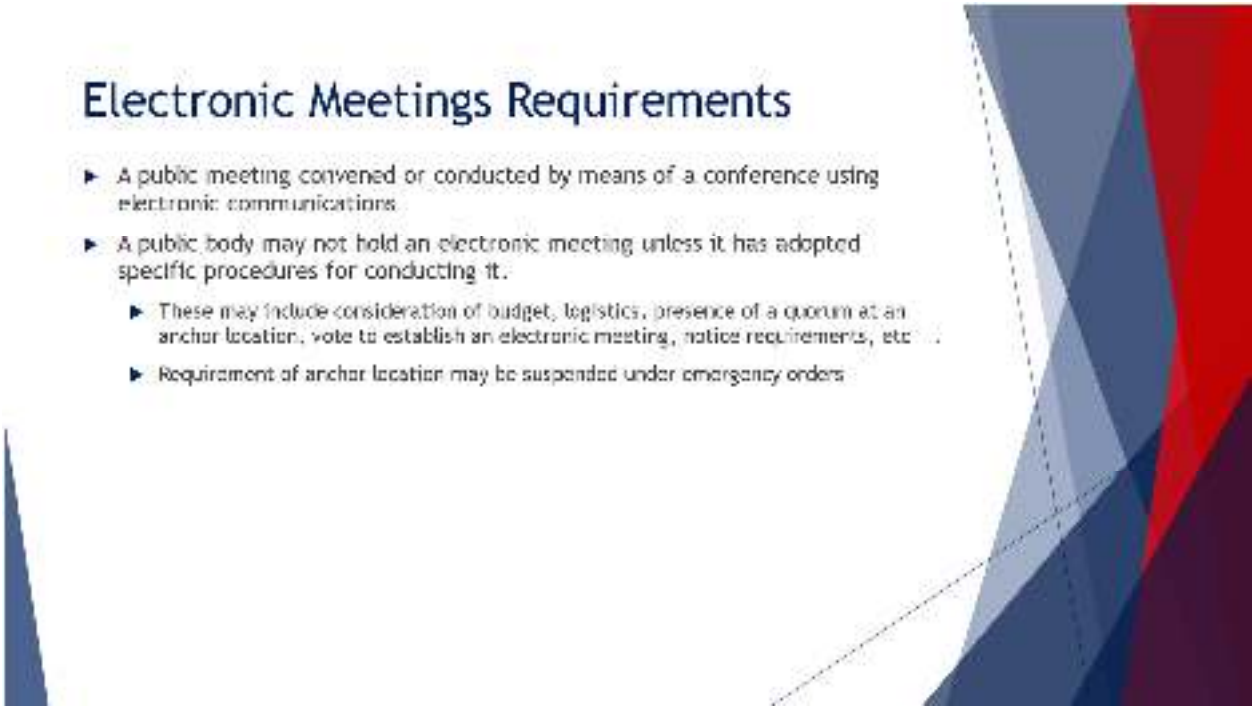
1


Definition of "convening"
"Convening" means the calling together of a public body by a person authorized to do so for the express purpose of discussing or acting upon a subject over which the body has jurisdiction.

2


What is not a "meeting"?
A chance meeting
A social meeting
A convening solely for discussion or implementation of administrative or operational matters if:
No formal action is taken OR
The matters would not come before the body for discussion or action

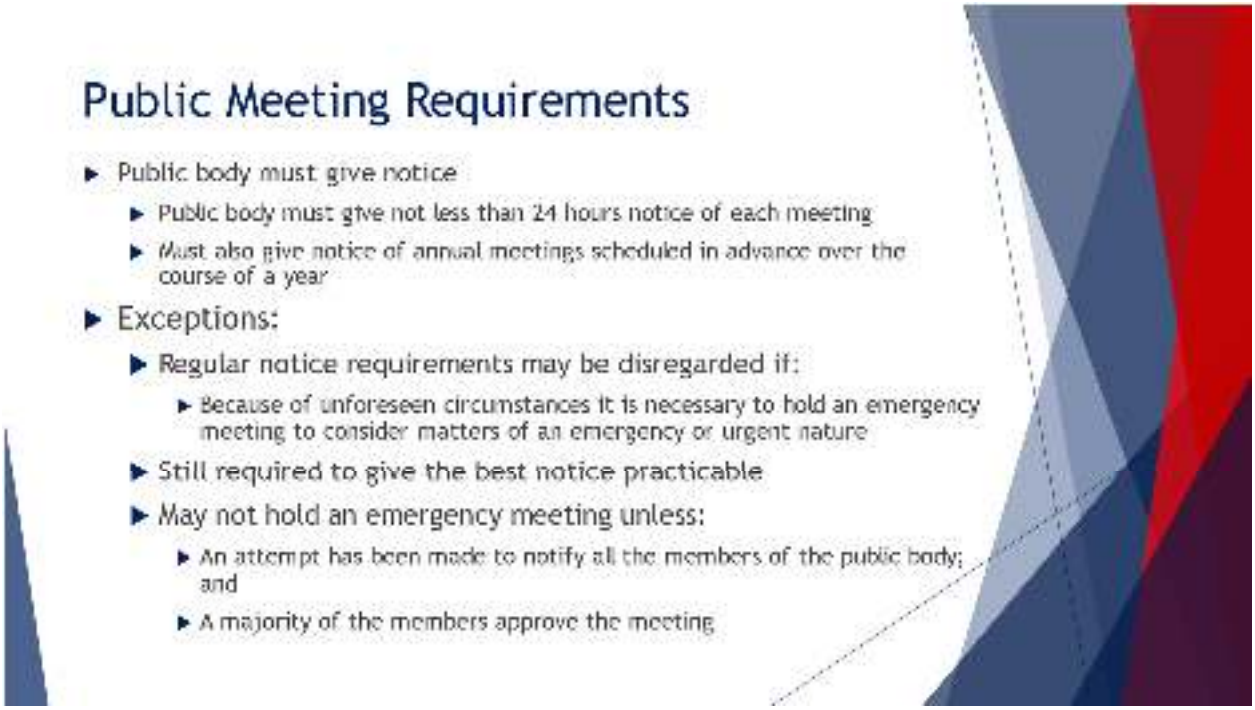
1


Electronic Meetings Requirements
A public meeting convened or conducted by means of a conference using electronic communications
A public body may not hold an electronic meeting unless it has adopted specific procedures for conducting it.
These may include consideration of budget, logistics, presence of a quorum at an anchor location, vote to establish an electronic meeting, notice requirements, etc.
Requirement of anchor location may be suspended under emergency orders

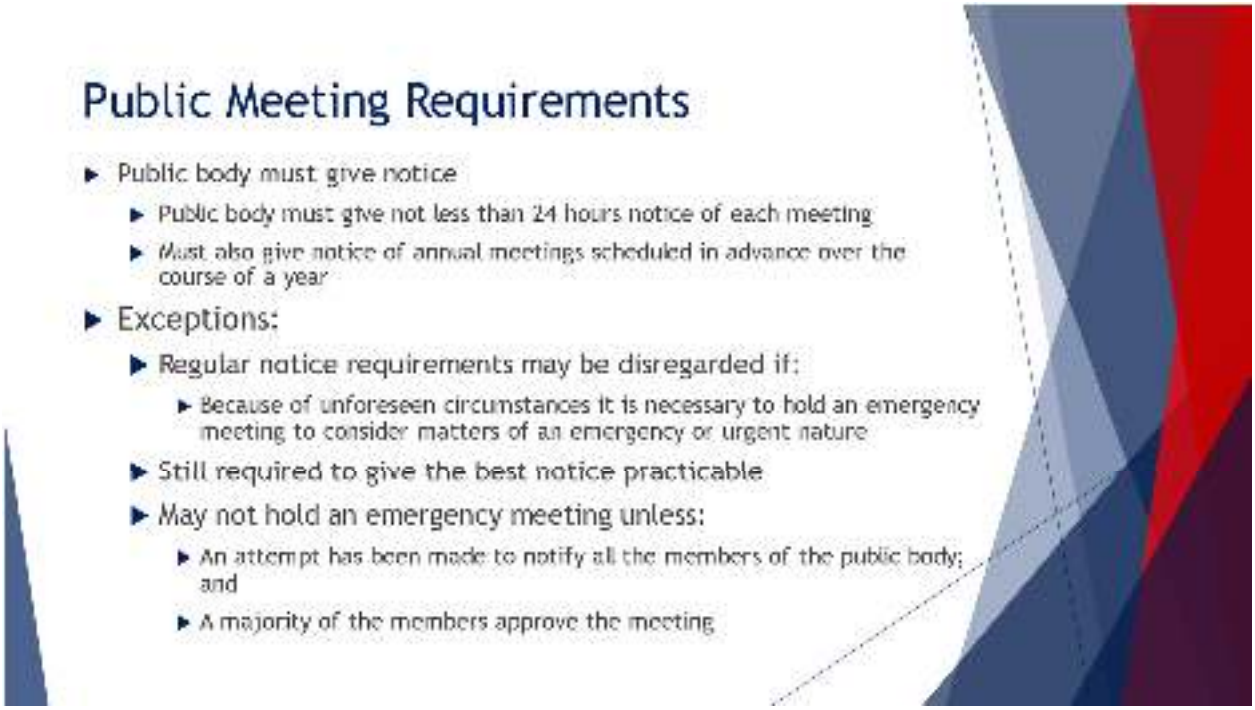
2


Closed Meetings Requirements
For what purpose?
A closed meeting may only be held:
To discuss the character, professional competence, or physical or mental health of an individual
Strategy sessions for:
collective bargaining
pending or reasonably imminent litigation
purchase, exchange, or lease of real property or water rights/shares
sale of real property or water rights/shares
To discuss the deployment of security personnel, devices, or systems
To investigate proceedings regarding allegations of criminal conduct
May not do the following in a closed meeting:
Approve any ordinance, resolution, rule, regulation, contract or appointment
Interview a person to fill an elected position
Take final action (final votes must generally be open and on the record)

1


Public Meeting Requirements
Public body must give notice
Public body must give not less than 24 hours notice of each meeting
Must also give notice of annual meetings scheduled in advance over the course of a year
Exceptions:
Regular notice requirements may be disregarded if:
Because of unforeseen circumstances it is necessary to hold an emergency meeting to consider matters of an emergency or urgent nature
Still required to give the best notice practicable
May not hold an emergency meeting unless:
An attempt has been made to notify all the members of the public body; and
A majority of the members approve the meeting

2


Public Meeting Requirements
Public body must give notice
Public body must give not less than 24 hours notice of each meeting
Must also give notice of annual meetings scheduled in advance over the course of a year
Exceptions:
Regular notice requirements may be disregarded if:
Because of unforeseen circumstances it is necessary to hold an emergency meeting to consider matters of an emergency or urgent nature
Still required to give the best notice practicable
May not hold an emergency meeting unless:
An attempt has been made to notify all the members of the public body; and
A majority of the members approve the meeting

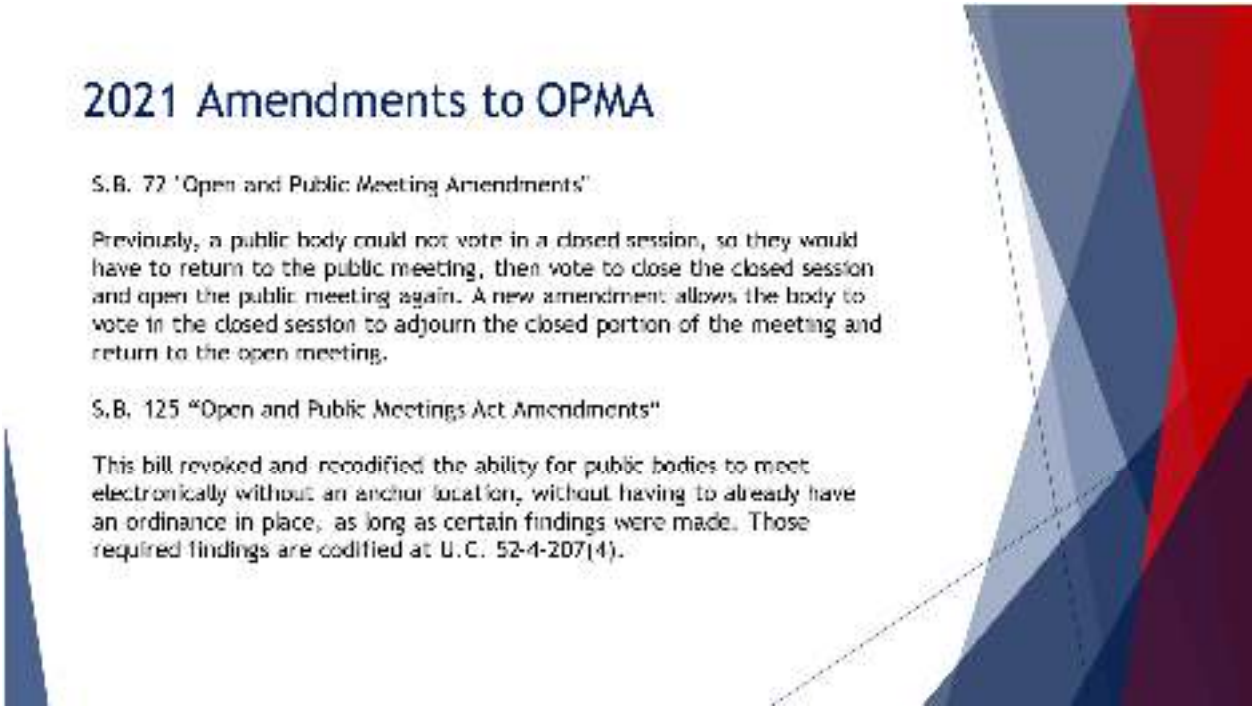
1


Penalties
Any member of a public body who intentionally violates the closed meeting provisions is guilty of a class B misdemeanor
A court can void any action taken in violation of the open meetings laws
The public body may have to pay court costs andattorney fees if successfully challenged in court on a violation

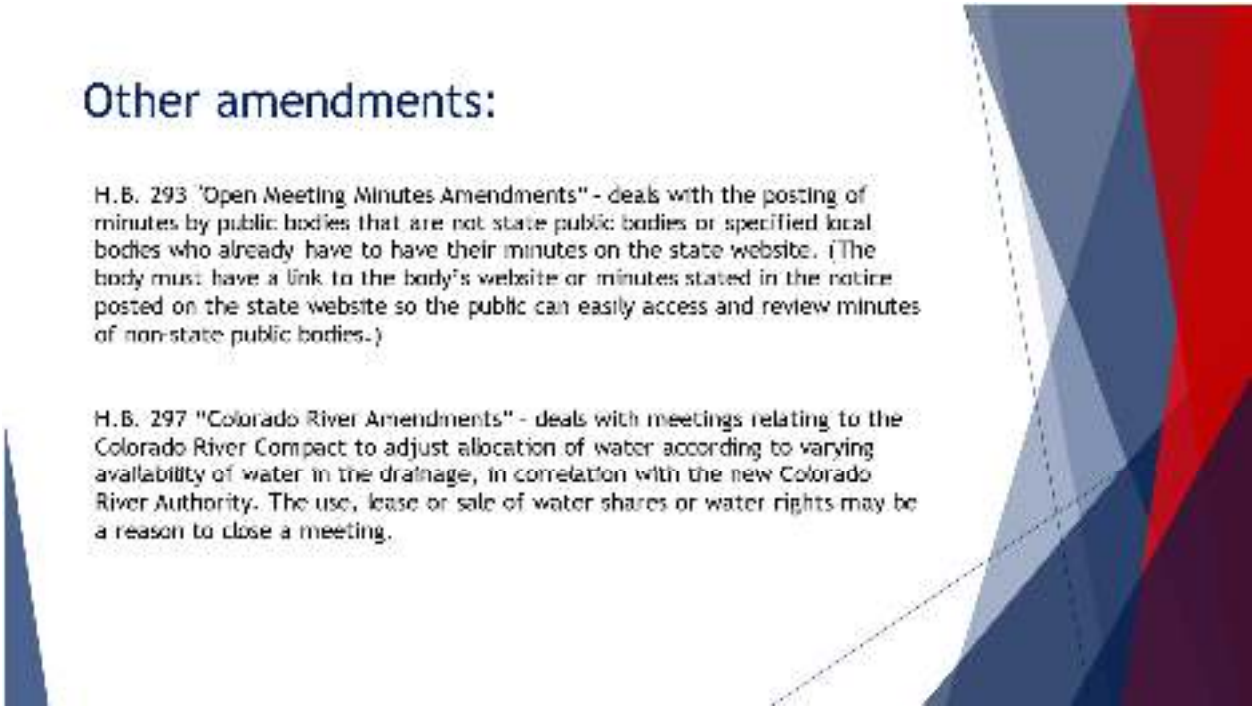
2


Executive Sessions
The information discussed in executive sessions is confidential and may not be discussed outside of the meeting, including with:
Members of the public
Spouses, family members or significant others

1


2021 Amendments to OPMA
S.B. 72 "Open and Public Meeting Amendments"
Previously, a public body could not vote in a closed session, so they would have to return to the public meeting, then vote to close the closed session and open the public meeting again. A new amendment allows the body to vote in the closed session to adjourn the closed portion of the meeting and return to the open meeting.
S.B. 125 "Open and Public Meetings Act Amendments"
This bill revoked and recodified the ability for public bodies to meet electronically without an anchor location, without having to already have an ordinance in place, as long as certain findings were made. Those required findings are codified at U.C. 52-4-207(4).

2



5. Review and action on the minutes of the August 03, 2022, Planning Commission Regular Session

Christine Anderson moved to approve minutes August 03, 2022, Planning Commission Regular Session. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

6. Concept Plan Report & Upcoming Projects

Patrick O'Brien: Things are looking good we are noticing a bit of a slowdown in the number of permits that we're issuing. We're still 40% up from two years ago so it's still a little bit insane. All things are good on the project front we will be bringing projects from previous agendas back to Planning Commission as they work through issues. The Edgewater project, Bridges at Fox Hollow, those types of projects. We've been working through code and engineering issues that they were able provide some of the information. We're still working on that as a team. Those should be coming back in the next couple meetings. We also have the modern income housing

plan which will be an amendment to our general plan, it will be adopted per state requirement. Travis and Cody have both been working on that. That is due to come before you in the next meeting and give you an overview of what we need to do. There are a number of criteria that are outlined in the state code, and we need to pick 6 of them. As a community that has a front runner station, we are required to have a station plan element to that. We are going to meet all of those and couple of the other things to do. Looking at the direction the city is going in that will be brought before you. We need to have that adopted by October 1. We're cutting it close but we're trying to get as good of plans together as possible.

Christine Anderson: How many did you say each city picks?

Patrick O'Brien: Depending on the city's sizes and their class as a city they have different numbers that they need to meet. Most cities around our size are picking 5 but because we have a fixed transit station, we need to have an additional one and it's a specific one. We need to prepare a station area plan for the area within a half mile radius of our fixed transit station. We're working with Mountain land Associations of Governments as well. That station area plan will come at a later point, it's a component of this. We're working with Mountain land Associations of Governments to get everything together they've got technical assistants funding and a couple of other technical assistant support staff that we're able to utilize as a community. We're hoping that will be a four-month project. It's a 5-year plan for our community to address modern income housing with 30 -80% AMI and even below the 30% for our area meeting income. We need to do an annual report on the progress of how we have implemented the procedures that we've outlined in our plan. The plans won't come before you but we will give you a report once we do that.

7. Other Business

Bruce Franden, Rodney Marton, Jenny Peay, and Cherylyn Egner briefly discussed the work session from the previous night.

Patrick O'Brien: Introduced Travis to the Commission.

Travis Van Ekelenburg: Introduced himself briefly to the Commission.

Patrick O'Brien: Mentioned the Planning Commission summer BBQ at the end of the month.

8. Adjournment

Christine Anderson moved to adjourn the meeting. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**

Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

The meeting was adjourned at 7:46 p.m.